

April 2024



**LOS PRADOS
COMMUNITY
NEWSLETTER
2024**

**5150 Los Prados Circle
Las Vegas, NV 89130
Phone: (702) 645-4523
Fax: (702) 685-4545**

ANY ADS APPEARING IN THIS DOCUMENT DO NOT INDICATE AN ENDORSEMENT OF A PRODUCT, BUSINESS, SERVICE, OR CANDIDATE BY THE LOS PRADOS COMMUNITY ASSOCIATION, INC.

OFFICE INFORMATION

(702) 645-4523
frontdesk@lospradosgolf.com

TORI TRUDEAU
Front Desk/ Newsletter/ Notary

Monday - Thursday 8:30 a.m. - 4:30 p.m.

Friday 8:30 a.m. - 4:00 p.m.

**19th HOLE RESTAURANT
INFORMATION**

(702) 645-4549

Monday - Saturday 7:00 a.m. - 8:00 p.m.
(Bar open till 9:00 p.m.)

Sunday 7:00 a.m. - 5:00 p.m.
(Bar open till 7:00 p.m.)

PRO SHOP

702-645-5696

SECURITY

FRONT GATE (702) 645-8360

BACK GATE (702) 396-3472

ROVER (702) 524-2986

BOARD OF DIRECTORS

RON CAMERON
President

WILLIAM ALFORD
Vice President

BILL BOGER
Treasurer

KRISTINE URAVICH
Secretary

FRANK BUCCELLATO
Director

DAVID DE LA TORRE
Director

TIM HARTMANS
Director

CLUBHOUSE PHONE NUMBERS

FRANKIE STEVENSON

CMCA, AMS, PCAM
(702) 645-4523
fstevenson@lospradosgolf.com

BRYAN MAMON

General Manager
(702) 645-4134
bmamon@lospradosgolf.com

TARA TUNSTALL

Controller
(702) 645-1379
lpaccounting@lvcoxmail.com

GARY ST. JOHN

Golf Course Superintendent
(702) 812-0868
lospradoscc@aol.com

ALLISON FLIPPO

ACC and Compliance Manager
(702) 645-1079
aflippo@lospradosgolf.com

JONATHAN LOZADA

Clubhouse Maintenance Supervisor
(702) 645-4523
maintenance@lospradosgolf.com

ASHLEY HOLLIDAY

Food & Beverage Director
702-395-0610
aholliday@lospradosgolf.com

UPCOMING MEETING DATES

Dates are subject to change

Tuesday, April 9, 2024 **Executive Session Board Meeting**
3:00p.m., Clubhouse

Tuesday, April 16, 2024 **Q&A with the General Manager**
10:00a.m., Clubhouse

Tuesday, April 16, 2024 **Open Board Meeting**
6:00p.m., Clubhouse

Tuesday, May 14, 2024 **Executive Session Board Meeting**
3:00p.m., Clubhouse

Tuesday, May 21, 2024 **Q&A with the General Manager**
10:00a.m., Clubhouse

Tuesday, May 21, 2024 **Open Board Meeting**
6:00p.m., Clubhouse

In accordance with NRS 116.31083, this shall serve as notice of the Executive Board of Directors meeting for the Los Prados Community Association. Agendas may be obtained at the meeting or picked up from the front table. In an emergency, the executive board may take action on an item which is not listed on the agenda as an item on which action may be taken. Pursuant to NRS 116.31083.5(b), owners are permitted to attend and speak to the Executive board during the Owners Comment and Discussion Periods, as applicable. Please reserve your comments for those portions of the meeting. Pursuant to NRS 116.31083.5(a), owners are permitted to receive a copy of the audio recording and/or the approved minutes by making arrangements with Management. The cost of copies are: in electronic format at-no charge, if in paper format at a cost not to exceed \$.25 per page for the first ten pages and \$.10 per page thereafter. The Board may meet in Executive (closed session) to attend to legal, personnel, violation/compliance and delinquency/collections matters. Los Prados Community Association has an Official Bulletin board where all Agendas are placed prior to all meetings. Copies of Agenda will also be made available at the meeting in the Clubhouse.

April 2024

JANUARY 2024 P&L				
EXPENSES	CURRENT MONTH		YEAR-TO-DATE	
	Actual	Budget	Actual	Budget
NON-REVENUE DEPARTMENTS				
Administration Expense	\$ 140,680	\$ 143,503	\$ 1,523,151	\$ 1,586,929
Golf Course/Loop Road Maintenance	126,370	146,298	1,765,617	1,710,267
General Maintenance	31,538	31,657	348,836	359,229
Security	61,856	62,697	683,668	689,666
TOTAL NON-REVENUE EXPENSES	\$ 360,444	\$ 384,155	\$ 4,321,272	\$ 4,346,091
REVENUE				
Administration Revenue	\$ 20,188	\$ 15,688	\$ 242,560	\$ 172,563
HOA Assessments	274,316	274,316	3,017,476	3,017,476
TOTAL HOA AND ADMIN REVENUE	\$ 294,504	\$ 290,004	\$ 3,260,036	\$ 3,190,039
Pro Shop				
Revenue	\$ 138,067	\$ 134,702	\$ 1,744,248	\$ 1,581,558
Expense	30,308	45,389	526,105	531,964
Pro Shop Net Income	\$ 107,759	\$ 89,313	\$ 1,218,144	\$ 1,049,594
Food & Beverage				
Revenue	\$ 96,507	\$ 119,045	1,326,982	1,318,604
Expense	130,695	121,310	1,412,475	1,364,029
Food & Beverage Net Income	\$ (34,187)	\$ (2,265)	\$ (85,493)	\$ (45,425)
TOTAL REVENUE	\$ 529,079	\$ 543,750	\$ 6,331,266	\$ 6,090,201
EXPENSES (w/depreciation)	521,447	550,854	6,259,851	6,242,084
INCOME (w/depreciation)	\$ 7,632	\$ (7,104)	\$ 71,414	\$ (151,884)
TOTAL REVENUE	\$ 529,079	\$ 543,750	\$ 6,331,266	\$ 6,090,201
EXPENSES (w/o depreciation)	494,734	524,142	5,966,011	5,948,244
INCOME (w/o depreciation)	\$ 34,345	\$ 19,609	\$ 365,255	\$ 141,957

EFFECTIVE MARCH 1, 2024 THE HOA MONTHLY ASSESSMENT WILL BE \$212.00 PER MONTH.

If you have any questions in regards to the HOA Assessment please send an email to frontdesk@lospradosgolf.com or call 702-645-4523.

April 2024



LOS PRADOS BOARD OF DIRECTORS ELECTION RESULTS

361 TOTAL BALLOTS RECEIVED

45 INVALID

PATRICIA BROWN	59
*RONALD CAMERON	243
*DAVID DE LA TORRE	199
*TIM HARTMANS	248
MARK LEWIS	117
CHRISTINA MARINESCU	139
ELIZABETH LOPEZ POLANCO	124
*KRISTINE URAVICH	235

ELECTED TO BOARD

2024-2025
LOS PRADOS BOARD OF DIRECTORS

PRESIDENT - RONALD CAMERON
VICE PRESIDENT - WILLIAM ALFORD
SECRETARY - KRISTINE URAVICH
TREASURER - BILL BOGER
DIRECTOR - FRANK BUCCELLATO
DIRECTOR - TIM HARTMANS
DIRECTOR - DAVE DE LA TORRE

April 2024

Dive Into Pool Season Prep with a Splash of Conservation

As the weather warms and days get longer, make sure your pool is in top shape and ready for the summer fun ahead. Even with proper and regular pool maintenance, many Las Vegas pool professionals recommend draining your swimming pool—either completely or partially—every three to five years.

While draining your pool into the street is tempting and may seem convenient, local water-waste ordinances prohibit discharging pool water to the street or storm drains; all water must be drained directly to the sanitary sewer system. This allows the water to be treated and returned to Lake Mead for reuse, which decreases the strain on our community's resources and helps with our conservation efforts.

You do not need to notify the Southern Nevada Water Authority (SNWA) or your local water provider when you drain your pool. However, following these guidelines can help you avoid potential water-waste fines:

- Turn off power to the pool's filtration system and the automatic water fill valve.
- Find the sewer clean-out port near your home (usually in the ground near a water spigot).
- Connect a hose from the clean-out port to a submersible pump. Lower the pump into the pool's deep end, and monitor flow in the clean out-port, watching for water backup in sinks and showers. If backup happens, stop and call a plumber.
- Refill the pool promptly to prevent potential sunlight damage to the plaster.
- Delaying the switch to the summer watering schedule while refilling your pool can help you manage your water bill and avoid excessive water use.

If your pool has a dedicated sewer connection, check your owner's manual, or contact your pool contractor for specific draining instructions. Visit snwa.com for more information on proper pool drainage and tips on mitigating high water bills during a pool refill.

SNWA's \$5 Water Smart Landscapes Rebate Program Continues

Spring also is an ideal time to convert your thirsty grass to desert-adapted landscape through the SNWA's Water Smart Landscape Rebate program (WSL).

For a limited time, the SNWA is offering homeowners ONLY a cash incentive of \$5 per square foot of grass (up to the first 10,000 square feet) replaced by the end of 2024. Beginning in 2025, the incentive will revert to \$3 per square foot.

Since the WSL program's launch in 1999, the community has converted more than 223 million square feet of grass and has saved more than 176 billion gallons of water. In addition to the rebate, water-efficient, drip-irrigated landscaping offers numerous benefits including lower water bills, reduced maintenance, and decreased risk of water waste fees.

Trade your grass for cash today! Visit snwa.com to learn more about the WSL program.

GENERAL MANAGERS UPDATES

Please remember that all residents are responsible for adhering to all Governing Documents, including the Code of Conduct.

Association staff members and Security should be treated with respect and residents using foul language or screaming is not permitted.

All those found in violation will be called to a hearing with the Board of Directors.

If you have any issues or staff concerns, please contact me directly at 702-645-4134.

CODE OF CONDUCT

PURPOSE: To provide for the safety, convenience and enjoyment of the homeowners or tenants and their guests in Los Prados, the Board of Directors has established the following rules pertaining to the conduct of the homeowners, tenants and their guests while using the Common Areas or participating in Association sponsored events, or participating in a round of golf, or while in the restaurant. A homeowner and/or tenant shall be personally and financially responsible for the failure of any individual who is a guest of the homeowner or tenants to comply with these rules.

- A. Individuals shall conduct themselves so as not to jeopardize or interfere with the right and privileges of others and shall not compromise the safety of others by their actions.**
- B. Individuals shall obey all safety rules, including but not limited to, traffic safety signs such as stop signs and speed limit signs, and shall discontinue all unsafe activity immediately upon direction from management or security staff.**
- C. Individuals shall refrain from loud, profane, indecent or abusive language or acts when addressing other persons, including but not limited to, homeowners, tenants, management, staff, Association contactors and/or guests.**
- D. Individuals shall not physically abuse, harass, accost, reprimand, threaten, harass or otherwise in engage in a course of conduct against any other person, including but not limited to, any resident, guest, staff member, director or contractor. The prohibited acts stated herein are subject to NRS 116, which addresses that such action(s) causing harm or serious emotional distress, or the reasonable apprehension thereof to the person or creates a hostile environment for that person , shall be guilty of a misdemeanor.**

COMPLIANCE

March 2024

105 Total Violations

95 Courtesy Violations

8 Formal Violations

2 Call to Hearing Notices

COMPLIANCE MONTHLY REMINDER

ACC GUIDELINES V. K. LAMPPOSTS: “ Lampposts in front of residences will be black in color and maintained as required. The light must be white and, as a minimum, be equivalent to 60 watts. Replacement lampposts must be a minimum of 6 feet above the surrounding surface grade. Solar powered lampposts require ACC Approval.”

Please refrain from using colored, flashing, decorative (flames) etc. lights in lampposts. All lights must be white.

Resident Compliance Complaints – We request that all compliance complaints be communicated in writing by submitting an email at compliance@lospradosgolf.com or by filling out the Compliance Form. The form can be filled out anonymously and can be picked up at the front desk.

April 2024



LOS PRADOS WEDDINGS

Affordable Pricing
Beautiful Venue

Beautiful Wedding Venue

- Wedding Coordinator
- Private Bridal Suite
- Unlimited Bar Packages
- Waterfront
- Rehearsal Included
- Grass Photo Wall



Contact Person: Ashley Holliday

702.395.0610 aholliday@lospradosgolf.com

More Information:

Lospradosgolf.com

Food & Beverage

HAPPY HOUR
Monday - Thursday
4-6pm

MOZZARELLA STICKS (5)..... 7
Served with Side of Marinara

CHILI CON QUESO DIP..... 6
Rich and Creamy White Cheddar Cheese with Hatch Chiles, Poblano and Jalapeno Peppers. Topped with Pico De Gallo. Served with Tortilla Chips

CHICKEN VERDE QUESADILLA..... 8
A Flour Tortilla Stuffed with Chicken, Cheddar, Monterey Jack Cheese and Our Homemade Salsa Verde

CRAB RANGOONS (5)..... 6
Served with Side of Sweet Thai Chili Sauce

BBQ PULLED PORK SLIDERS (3)..... 8
Slow Roasted Pork Marinated in Sweet Baby Rays BBQ Sauce, Topped with Coleslaw, Served on a Hawaiiin Roll

CHEESEBURGER NACHOS..... 8
Fresh Made Tortilla Chips Topped with White Queso, Jack and Cheddar Cheese, Seasoned Ground Beef, Shredded Lettuce and Pico

LOADED POTATO SKINS (3)..... 5
Topped with Bacon, Green Onions, Cheese & Sour Cream

1/2 Off Draft Beer & Well Drinks

\$2 Off Premium Drinks & Wine

Not Valid On To-Go Order, Holidays or Discounts
702-645-4549

★ **TACO** ★
TUESDAY
11AM-CLOSE

MIX & MATCH

Choose Any 3 Tacos For \$12

Carne Asada Taco

Filled with grilled marinated steak, cilantro and diced onions. Choice of corn or flour soft shell tortilla

Chicken Taco

Filled with grilled marinated chicken, cilantro and diced onions. Choice of corn or flour soft shell tortilla

Ground Beef Taco

Filled with seasoned ground beef, lettuce, cheese and pico
Choice of corn or flour soft shell tortilla



Served with Side of Salsa Verde

Not Valid For Any Discounts



GLOBAL SECURITY CONCEPTS

At all times, we invite you to share your questions, concerns, and comments with the onsite supervisor by emailing lp sup@gscsecurity.com. The site supervisor will reach out to you and respond during his/her deployment hours on property.

You can directly contact your GSC Corporate Operations Team. We invite you to share your questions, concerns, and comments at lvops@gscsecurity.com. A member of our Corporate Operations Team will respond to you as soon as possible.

To be successful, we kindly suggest the following:

1. Inform all visitors/vendors to present **DRIVER'S LICENSE** to be scanned to enter association.
2. Please review your Dwelling Live profile and update as necessary.
3. Please enter your visitors via Dwelling Live App.
4. Please get a transponder.
5. Please be advised that the Los Prados Resident I.D. Cards are no longer valid and will not be accepted upon gate entry.

LOS PRADOS FRONT GATE
702-645-8360

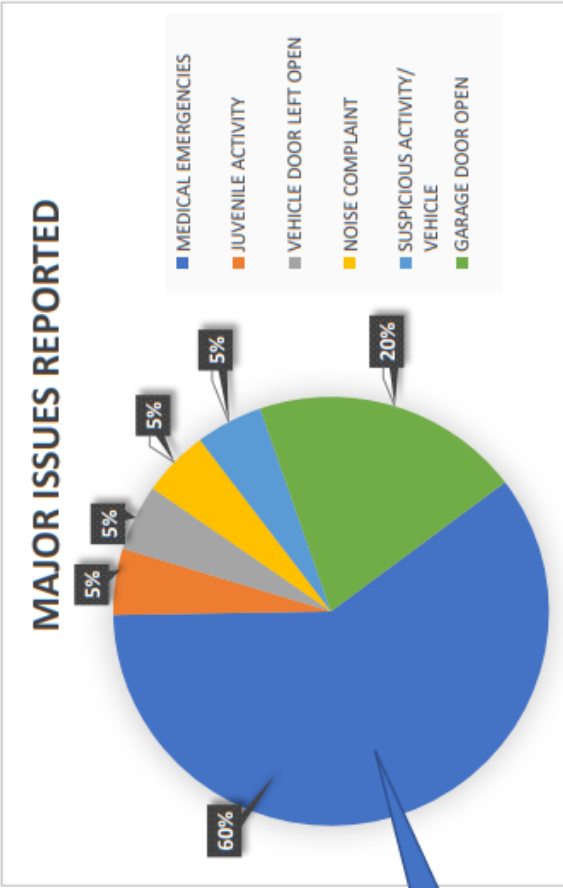
LOS PRADOS BACK GATE
702-396-3472

LOS PRADOS ROVER
702-524-2986



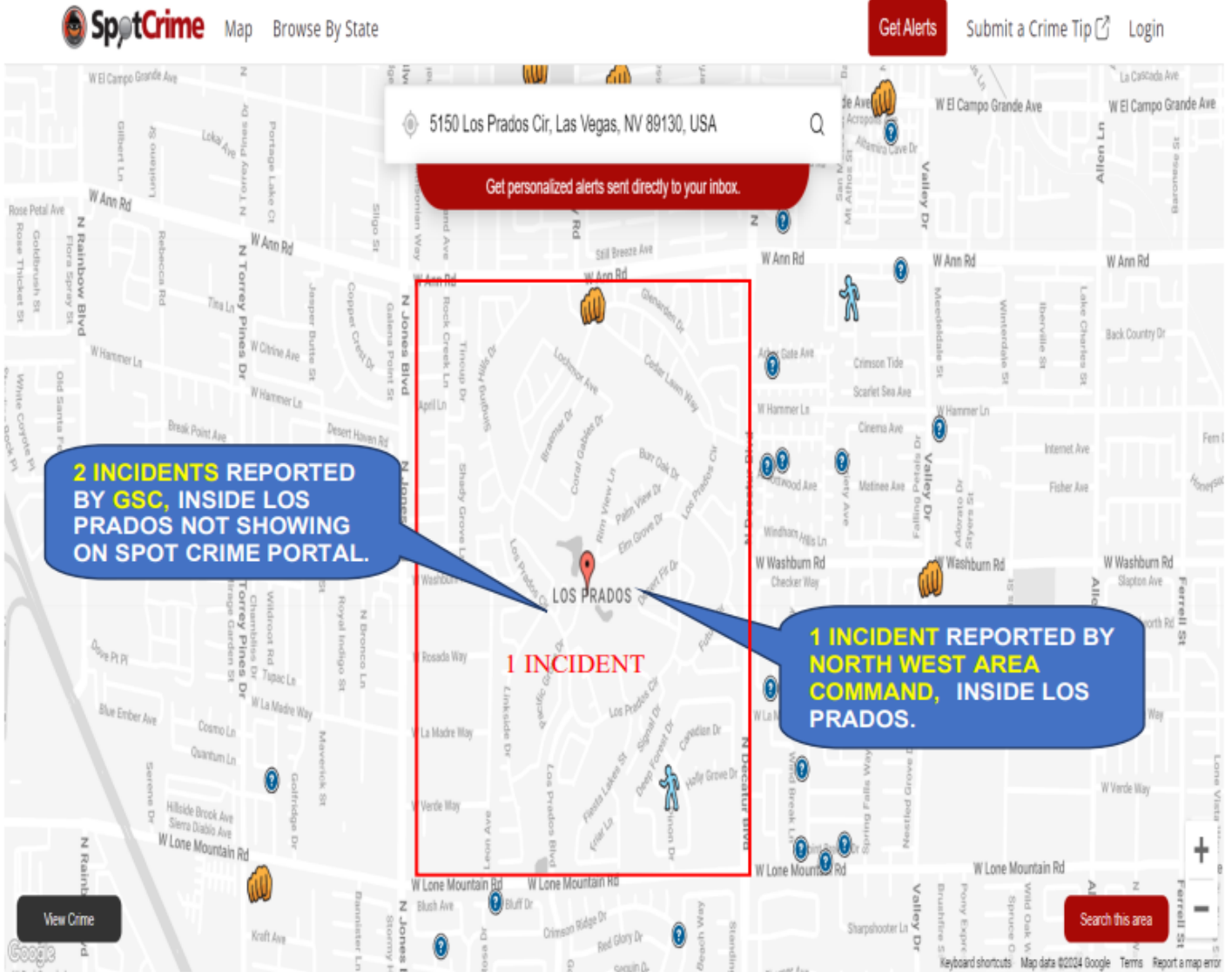
GSC RESPONDED TO 20 INCIDENTS INSIDE THE PROPERTY: FEBRUARY 2024

INCIDENT TYPE	FREQUENCY
MEDICAL EMERGENCIES	12
JUVENILE ACTIVITY	1
VEHICLE DOOR LEFT OPEN	1
NOISE COMPLAINT	1
SUSPICIOUS ACTIVITY/ VEHICLE	1
GARAGE DOOR OPEN	4
TOTAL INCIDENTS:	20



60% OF TOTAL ISSUES IN THE PROPERTY ARE: MEDICAL EMERGENCIES

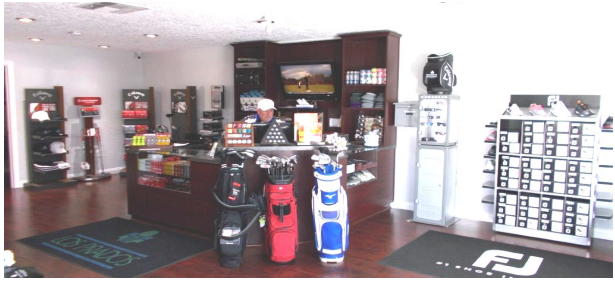
CRIME REPORTED BY NORTHWEST AREA COMMAND INSIDE/OUTSIDE OF LOS PRADOS FROM FEBRUARY 16th – FEBRUARY 28th, 2024



INCIDENTS REPORTED BY GSC INSIDE LOS PRADOS

DATE REPORTD	INCIDENT	GSC RESPONSE	NWAC RESPONSE
02.01.2024	Suspicious Activity/ Vehicle	1	0
02.06.2024	Theft	0	1
02.18.2024	Noise Complaint	1	0

April 2024



A WORD FROM THE PRO SHOP....

Golf Cart Parking:

We ask that all Homeowners who have their own private golf cart to please refrain from parking their golf carts in the cart barn. Personal carts interfere with operations and can become a safety issue. Everyone's cooperation would be greatly appreciated.

Member Tee Times:

We ask that all the members who tend to have the same tee time to please check with the Starter or the Pro Shop two weeks prior to the time of your round and confirm the number of players that will be present. We have had many groups who under book their tee times. It would be very helpful to know the exact number of players that are playing with each group so we can best accommodate everyone. We ask that you also please let us know if your tee time needs to be cancelled for any reason so we may release that time.

Driving/Walking on Course:

We ask all homeowners and guests to help us by not using the golf course cart paths as your road home or a walking path. It is a safety issue as well as a courtesy to the golfers playing the course. This includes after hours as well as in the evening. If you see someone on the course that is not playing, please call the golf shop at 702-645-5696 or the security rover at 702-524-2986.

Dress Code:

The Dress Code for Los Prados applies any time you are utilizing the golf amenities. Please adhere to this policy even when just coming out to practice. Denim is allowed but must be in good repair. Collared shirts are required and mock neck golf shirts are also acceptable, however T-shirts are not allowed. Thank you!

Reminder:

The annual memberships for golf were due on March 1, 2024. If you are interested in renewing, getting a new golf membership or a trail fee for your golf cart, please contact Gabriel Schulman in the Pro Shop.

Golf Quote:

"Golf is about how well you accept, respond to, and score with your misses much more so than it is a game of your perfect shots." -Dr. Bob Rotella

**GOLF TOURNAMENT SCHEDULE
2024**

EVENT	DATE	DAY	TEE TIME	FORMAT
VINCE'S MASTERS (Hosted by Vince Delgado)	7-Apr	SUN	Tee Times start at 7:30 AM	See Flyer for Details
Match Play	14 Apr & 21 Apr	SUN first 2 rounds, later TBD	Tee Times start at 7:30 AM	Individual Match Play
Club Championship	8-9 Jun	SAT/SUN	Tee Times start at 6:30 AM	2 Day Individual
Independence Day	4-Jul	THUR	Tee Times start at 6:30 AM	Individual Flag Tournament
Fall Glow Ball	24-Aug	SAT	5:00 PM Shotgun	4 person Scramble
PWGG (Ladies) Invitational	23-Oct	WED	8:30 AM Shotgun (time change!)	Ladies Tournament
Trick or Treat	27-Oct	SUN	Tee Times start at 8:00 AM	4 Person Scramble - Fun Stuff
Turkey Shoot	24-Nov	SUN	Tee Times start at 8:00 AM	4 Person Scramble - Fun Stuff

* Formats/dates subject to change

* Anyone with a Los Prados Club Handicap can play in all tournaments

* Anyone with a USGA Handicap can play in all tournaments EXCEPT the Club Championship

* Anyone playing without a USGA handicap is playing "scratch" and may play in all tournaments EXCEPT the Club Championship

* Four person scramble formats will be handicapped as follows: USGA recommended allowance 25%/20%/15%/10% from lowest to highest handicap; all others will be noted on the flyer for that particular event

LOS PRADOS FRONT DESK SERVICES

LOCAL FAX:

\$1 First page;
\$1 per page

LONG DISTANCE FAX:

\$2 First page;
\$1 per additional page

INTERNATIONAL FAX:

\$5 First page;
\$1 per additional page

INCOMING FAX PAGES COPIES:

\$1 per page
\$1 each page - B & W copies
\$2 each page - Color copies

B&W COPIES: \$1 per page

LAMINATING: \$1 per sheet/Item

EMAIL/SCAN: \$1 per page

NOTARY SERVICES AVAILABLE:

\$5 Per Signature

Call Tori at the front desk to schedule an appointment. 702-645-4523



Office Reminders :

EFFECTIVE MARCH 1, 2024 THE HOA MONTHLY ASSESSMENT WILL BE \$212.00 PER MONTH.

PLEASE SEE THE INFORMATION BELOW.

The current monthly assessment is \$212.00 per month.

Please check with Accounting to make sure your account is current and/or to make sure you are paying the correct amount.

Check or Money Order only, NO CASH ACCEPTED

You can drop off your check or money order in the drop box outside the Clubhouse, or you can also set up Auto Pay.

HOA Assessments are due by the 10th of each month

*****A \$10 late fee will be applied if payment is received after the 10th.*****

Architectural Control Committee

ACC Approval is required for all exterior work on the property.

All applications must be filled out correctly and include all required documents such as plot plans, samples, pictures, etc.

Applications can be picked up at the front desk or you can print it directly from the Los Prados website at ***www.lospradosgolf.com***.

Go to Community, there will be a drop down selection for Architectural Control Committee.

There you will find the ACC Submission Deadlines and Meeting Dates, all ACC applications, approved Los Prados Paint Colors, ACC Completion Form and the ACC Policies & Guidelines.

A \$250 check deposit is required at the time of submission. All deposits will be cashed and refunded at the completion of the work.

Application Submission Deadlines

**April 8 & 22
May 13 & 27**

ACC Meeting Dates

**April 10 & 24
May 15 & 29**

*****MARK YOUR CALENDARS***
NO EXTERNAL
CONTRACTORS/VENDORS
ALLOWED ON SUNDAYS OR
THE FOLLOWING DATES:**

Monday May 27

Memorial Day

Thursday July 4

Independence Day

BULLETIN BOARD:

IF YOU ARE SELLING ITEMS, THEY WILL NEED TO BE ON A 3" x 5" INDEX CARD, WE WILL KEEP THE POSTING UP FOR 30 DAYS. INDEX CARDS ARE AVAILABLE AT THE FRONT DESK.

BUSINESS CARDS WILL BE POSTED FOR UP TO 3 MONTHS.

***The board is located near the snack bar**

Pet Owners:

Please pickup after your animals while on the loop.

Please ensure dogs are not left outside for prolonged periods of time to bark.

All dog barking complaints should be reported to Animal Control.



SLOW DOWN

COMMUNITY
SPEED LIMIT IS
25 MPH - LOOP
15 MPH - IN VILLAGES

PLEASE WATCH
YOUR SPEED
AND USE YOUR SIGNALS.



Welcome to April! The spring month we all look forward to: we have gotten over the switch to Daylight Savings Time and the trees are blooming. The women 18 hole golfers are packing away winter duds and breaking out the shorts – yikes those white legs, so bring on that April sunshine!

We started out the month of February playing for Low Gross and Low Net recognition on the 14th. Megan Rooney took top honors for Low Gross and Carol Arner and Leena Carriere tied for Low Net Honors in the chase for the end of year Low Gross and Low Net trophies. In Flight play that day the winners in the A Flight were Brooke Hempel Low Gross, with Carol and Leena taking the Net Honors. B Flight First Low Gross was Bernadette Devonshire with Linda Ericson as First Low Net. C Flight Low Gross prize money went to Kate Sowinski and First Net to Pam Melmoth.

On February 21 players replaced their worst three holes with a par and Gail Chow, Jeanne Johnston, and Judy Cooper placed first in their respective Flights. On the 28th players enjoyed a Blind Draw 2 Net Best Ball game. The winning foursome was Arlene Ternes, Joyce Mitchell, Marcia Lee, and the score from a blind draw player, Leilani Ingram. March 6th took us back to another round of Low Gross, Low Net competition to be included in the end year tournament. This time Michelle Bradford took Overall Low Gross with Geneiva Cestkowski capturing Overall Low Net. The Flight play was won by Michelle Bradford L/G and Sandi Fuerstenberg L/N, Geneiva Cestkowski L/G and Haven Short L/N, and Peggy Lige L/G and Susan Corey L/N in their Flights. Congratulations to all these many winners! And thanks to the Tournament Chair for this year, Carol Arner, for figuring out all these stats!

Our Los Prados team players continue their winning ways! The team is led by Captains Brooke Hempel and Michelle Bradford, who are joined in competition each time by six more Los Prados women. They have played in three matches so far and have come out on top over Mountain Falls, Sun City Summerlin and Canyon Gate. The team is currently in second place Gross, and **THIRD OVERALL**. Their next match is at Canyon Gate when they play the team from the Las Vegas Muni course on March 11th. We look forward to reporting on that contest next month. Until then, see you around the golf course

Barb Houlston, Newsletter Correspondent

April 2024



LOS PRADOS
Women's Club
APRIL 2024

PRESIDENT

JoAnne DiGerolami
(702) 655-4534 (H) (702) 755-4321 (C)

VICE PRESIDENT

Kimberly Holden
(425) 408-2878 (C)

HOW TO MAKE LUNCHEON RESERVATIONS

1. ONLINE

- Visit our website at lpwc-online.com and complete the reservation form

2. PHONE CALLS & TEXTS

- Diana Heil: (702) 646-4989 *Calls Only*
(254) 368-5673 *Calls & Texts*

3. LUNCHEON COST

- Member Cost: \$25.00
- Non-Member Cost: \$30.00

FOR LUNCHEON CANCELLATIONS

Contact Diana at a number above to avoid being billed a "no show" fee for the cost of the luncheon no later than Friday, April 5th. This includes ladies on the *Permanent List*. Any cancellations for any reason received after April 5th, will be considered a no-show and will be charged accordingly, as LPWC is required to pay for that lunch regardless.

PLEASE, when possible pay by check.

Social Hour: 10:00 am

Program: 11:00 am

Lunch: 12:00 pm

RSVP NO LATER THAN FRIDAY, APRIL 5TH.

LUNCHEONS ARE HELD THE SECOND FRIDAY OF EACH MONTH

April 12th Luncheon

SPRING into Fashion

Our favorite Fashionista, Patti Vitz, owner of Sunflower Fashions will present a fun Fashion Show & Boutique! Just like last year Patti will be arranging a boutique in the library with clothing and accessories for our shopping enjoyment! You will be able to shop before the fashion show and after our lunch and meeting! Again, Patti is generously donating 10% of all her sales that day back to LPWC for our charities!

Come join us and watch our members model the great styles from Sunflower Fashions! Friends, Fun, Shopping, and Eating, what more could a lady ask for?

Mark your calendars and make your reservation early, as this luncheon is very popular!

*On the Menu
(Brunch for Lunch)*



Scrambled Eggs; Sausage;
Assorted Muffins; Cheese
Blintzes w/ Berry Topping;
Country Potatoes; Green
Salad with Italian & Ranch
Dressing; Fruit Salad; Sliced
Glazed Ham; Macaroni &
Cheese

CARING CONNECTIONS: Pam DiMiceli: (203) 313-4915 **EDITOR:** Sue Azuse: (702) 496-5511

WOMEN'S CLUB WEBSITE: lpwc-online.com



LOS PRADOS *Women's Club* APRIL 2024

PRESIDENT
JoAnne DiGerolami
(702) 655-4534 (H) (702) 755-4321 (C)
VICE PRESIDENT
Kimberly Holden
(425) 408-2878 (C)



SWING INTO SPRING

Saturday, April 27th
4:30 – 9:00

Dinner and Dancing to the sounds of DJ Wayne!

Raffles, including a 50/50 Raffle, and Door Prizes!

Purchase tickets at LPWC Luncheons or call Kimberly (425) 408-2878 or JoAnne (702) 655-4534

REMINDER!!

The annual Rummage Sale will be held on September 14th this year. Mark your calendars!

2024 SAVE THE DATES

Swing Into Spring Social
April 27

Small Business Expo
May 4

May Luncheon
May 10

Craft Fair
September 7

Rummage Sale
SEPTEMBER 14

Bake Sale
November 23



There's No Business Like A Small Business



LOS PRADOS COMMUNITY SMALL BUSINESS EXPO

Calling all vendors and small business owners! We still have a few tables!

The Los Prados Golf and Country Club and the Los Prados Women's Club are pleased to announce the first annual Los Prados Community Small Business Expo. This event was created to showcase small businesses within our Los Prados community and surrounding areas.

The event will be held Saturday, May 4th from 10:00am – 2:00pm. The Small Business Expo will be a great opportunity to meet your neighbors, share your business or find out what is available to you right here in our community.

If you are interested in reserving a table at the Expo, please contact either Gina Komaroff (510) 334-3386 or Kimberly Holden (425) 408-2878 or send an email to LPWC.SBEXPO@gmail.com Applications are also available at the Front Desk at the clubhouse.

Looking forward to seeing you there!!



Looking for a gift for the woman who has everything? A gift certificate for lunch at an upcoming Los Prados Women's Club luncheon will be the perfect gift for that friend. Gift certificates can be purchased by calling Gina Komaroff at (510) 334-3386 or via email at ginakomaroff@comcast.net.

April 2024



**Saturday,
April 27th
4:30 pm to 9:00 pm
Tickets: \$42 each**

Los Prados Residents and Friends, come enjoy a casual evening of Dinner and Dancing!

Enjoy the talented sounds of DJ Wayne, bringing music from yesterday's favorites and today's hits!

50/50 Raffle, Door Prizes, and Raffles!

Dinner Menu Includes...
Green Salad Assorted Dressing
Sliced Ham, Chicken Marsala
Au gratin Potatoes
Green Bean Almondine
Rolls and Butter
Cake for Dessert!
Lemonade, Iced Tea, & Coffee
No Host Bar

**Purchase tickets at
LPWC Luncheons
or call:**

**Kimberly
(425) 408-2878
or
JoAnne
(702) 655-4534**

Checks only, please, payable to LPWC. Must be 21 to attend. All profits to go charity!

Los Prados Community Small Business Expo



**Los Prados Golf and Country Club
together with the
Los Prados Women's Club
invite you the first annual
Los Prados Community Small Business Expo**



**Small Local Vendors!
Shop, Learn, & Meet your Neighbors!**

Saturday, May 4, 2024

10:00am - 2:00pm

in the Los Prados Clubhouse

5150 Los Prados Circle

Las Vegas, NV 89130

Give Aways!

**50/50
Raffle!**

**Interested in being a Vendor... Contact Gina Komaroff
(510) 334-3386, Kimberly Holden (425) 408-2878, or
email to: lpwcsbexpo@gmail.com**

PGTM NEWS

THE PERFECT TIME OF YEAR FOR GOLF!

Spring is here; days are longer; weather is warmer – what could be better! See the upcoming tournament schedule in this Newsletter for all the fun events. Get signed up and come have a fabulous day of golf and socializing! The maintenance staff has been working diligently to keep the course in great condition. Thank you! We appreciate your hard work.

The General Meeting of the PGTM Board of Directors was held on March 5, 2024 at 4:00PM in the Clubhouse, presided by President, Flo Ternes.

Board Members Present: President-Flo Ternes, Vice-President-Michelle Bradford, Secretary-Carol Arner, Treasurer-John Bushnell, Tournament Chairperson-Barbie Starks, Men's Club President-Vince Delgado, PWGG Representative-Judy Cooper, Niners' Representative-Barb Houliston, Greens Chairperson-Eric Van Den Broek, Handicap Chairperson-Marcia Lee, Rules Chairperson-Mike Starks. No Board Members were absent.

Others Present: Assistant Superintendent-Jonathan Motino, LPHOA Vice-President-Bill Alford, and Dolly Tucker

President's Comments: Flo Ternes announced his appointment of Mike Starks as Rules Chairperson and Marcia Lee as Handicap Chairperson to replace Rich Trang and Dolly Tucker, respectively, who have resigned. Flo also informed the Board that he had spoken with Tim Brand (702.830.7972) from SNGA regarding issues PGTM is having with Golf Genius. Tim resolved the problem and mentioned that we can contact him if we need further assistance with any Golf Genius issue.

The Minutes of the February 6, 2024 meeting were approved as written.

Treasurer's Report: John Bushnell presented his Treasurer's report for the month of February, 2024. Beginning balance as of January 31, 2024 \$14,172.44. Revenue: GHIN dues \$180.00, Club dues & late fees \$110.00, Valentine's Day Tournament registration fees \$1,800.00, Member contributions \$500.00. Total Revenue \$2,590.00. Expenditures: Valentine's Day Tournament payouts \$1,800.00, SNGA GHIN dues \$9,576.00. Total Expenditures \$11,376.00. Ending balance as of February 29, 2024 \$5,386.44.

Assistant Superintendent, Jonathan Motino informed the Board that his maintenance crew has aerated greens #4 and #14. Beginning April 1, they will aerate the remaining greens. Thereafter, the fairways will be aerated. The practice area improvements and the cart path widening between #10 tee boxes and the practice area will begin soon. Thank you, Jonathan, for working with your staff to properly position the teeing areas. We appreciate you!

Head Golf Professional, Mike Starks reported that there is new merchandise in the Golf Shop. He also has both Callaway and Taylor Made demo clubs for anyone who wishes to try them.

Men's Club President, Vince Delgado reported that the Men's Club recent Stableford Tournament was successful. Saturday, March 2 Men's Club was canceled by the Pro Shop due to extremely high winds and dangerous conditions. If you are interested in joining the Men's Club or want further information about their Club, contact Vince Delgado (ezmoney2146@yahoo.com). Their next meetings are April 2 and May 7 at 4:45PM in the Clubhouse Conference Room.

PGTM

PWGG (Ladies' 18-hole golf association): Gail Chow reported in the absence of Judy Cooper. The Invitational Committee has been planning for the October 23 Tournament. PWGG upcoming meetings are April 3 and May 8 after golf, in the Clubhouse.

Niner's Club - Barb Houliston reported that the Niner's are doing well and just had their first monthly tournament of 2024.

Tournament Chairperson – Barbie Starks: Winners of the Valentine's Day Tournament are listed below. The Club Championship Committee has been actively planning for that Tournament. If anyone has NEW items they would like to donate for door prizes for the Club Championship Tournament, please contact Barbie (barbiestarks@gmail.com).

Future tournaments are as follows:

- Vince's Masters (hosted by Vince Delgado): April 7, 7:30AM shotgun, see the flyer in the Golf Shop for details. **NOTE: THE STARTING TIME IS CHANGED TO 7:30AM.**
- Match Play Tournament: April 14 & April 21, tee times starting at 7:30AM, individual match play, additional dates of play TBD.
- Club Championship: June 8-9, tee times starting at 6:30AM, individual stroke-play. **NOTE: FOR THIS TOURNAMENT, YOU MUST HAVE A PGTM (LOS PRADOS) GHIN.**
- Independence Day Flag Tournament: July 4, tee times starting at 6:30AM, individual flag tournament.

Valentine's Day Tournament – Winners:

- 1st - \$360 – S Laidlaw/J Loukota/P Platko/R Parker (114)
- 2nd - \$320 – M Starks/B Starks/A Gruszecki/M Ramoser (119)
- 3rd - \$280 – R Harrison/M Rooney/M Bradford/S Ross (119)
- 4th - \$240 – L Young/J Schulze/A Gutierrez/J Wroblewski (126)
- 5TH - \$200 – R Bumgarner/C Carangelo/T Kirk/G Landers (128)
- 6th - \$160 – N Allen/R Runkle/ R Chrisman/F Tomich (129)
- 7th - \$120 – Z Hollander/L Hollander/ G Munro/M Young (129)
- 8th - \$80 – R Corey/S Corey/P Lige/ P Lige (130)
- 9th - \$40 – T Short/H Short/B Ploehn/N Ploehn \$130)

New Business: The BOD unanimously passed a motion to declare the Club Championship as the ONLY Major Tournament of PGTM, and therefore, only those with a PGTM GHIN are eligible for that Tournament.

NOTE: SPECIAL ELIGIBILITY REQUIREMENTS WILL BE NOTED ON TOURNAMENT FLYERS.

The meeting was adjourned at 4:34PM. The next meeting will be held on April 2, 2024 at 4:00PM in the Clubhouse.

April 2024

Vince's

2024

Masters

Sunday, April 7th

8:00 am Shotgun

Los Prados Golf Club

\$\$\$ Payouts \$\$\$

50%: Greenies, Low Net Front, Low Net Back, Low Net Total

50%: Skins (net)

Men - White Tees

Women - Red Tees

Individual Stroke Play

Players with handicap greater than 18 will only receive 9 strokes on the front and 9 on the back but will receive their full handicap on the total.

Lunch will be served after the round!

**Envelopes in Golf Shop
Must sign up as a foursome and all must have a handicap!!**

SIGN UP CUTOFF

MARCH 24th

COST PER GOLFER

\$40 CASH ONLY

Questions ??? See Vince Delgado

April 2024

LP NINERS' WOMEN'S GOLF

April 2024



We are hoping to skip the April showers and just enjoy the April flowers! The Niners just closed out an unseasonably windy and wet month, and we look ahead to perfect golf weather in April.

We also look forward to some new and exciting tournaments in 2024. Stay tuned for updates.

4 person Bramble WINNERS for March 7 tournament:

1st Place: Toni Stevens, Barb Houliston, Leilani Ingram, Susan Corey

2nd Place: Pam Tallent, Barbie Starks, Becky Powell, Marsha Meskan

3rd Place: Ruth Golden, Linda Firestone, Cheryl Wehl, Kat Macauley

Congratulations to all of the ladies!

The following member received a pin award: Deb Blum got a birdie on hole #8 on February 15. Congratulations to Deb!

Our Niners celebrating their April birthdays are: Susan Corey on April 8, Cheryl Wiehl and Connie Salazar on April 12, Kathy Lindow on April 22, and Sandi Kello on April 28. Make sure you wish these ladies a very happy birthday!

If anyone is interested in joining a fun group of ladies for nine holes of golf, you may contact Nanette Bouck at 203-788-9916 or Pam Tallent at 702-266-6804.

We have a variety of levels of players spanning several age groups, and we welcome new members. Try us out for a couple of rounds before you decide to join the group. We meet at the pro shop 30 minutes before tee time. Many of us visit over lunch after play.

We have 9:00 AM tee times on Thursdays throughout the spring months, so please sign up at the pro shop each week.

We may, on occasion, change tee times if there is a conflicting golf event, so please check the sign up sheet in the pro shop or contact Nanette or Pam.

Marsha Meskan, Newsletter

Men's Club Meeting Minutes, March 5, 2024

The meeting was called to order at 5PM by President, Vince Delgado.

Others present: Eric Van Den Broek, Jonathan Motino, Gabriel Schulman, John Schulze, Mike Stark, Flo Ternes, Ron Cameron

President's Comments:

Men's Club Membership is 137 as of March 1, 2024. All Men's Club Members must check with the Pro Shop on play dates to see if the ball will be played up or down. Do not assume. As of March 5, 2024, any hole-in-one on Men's Club days will be paid \$100 instead of the former \$250. This change was motioned, seconded, and approved unanimously.

Vice President's Comments:

John Schulze reminded all Men's Club members that are going to play on Saturdays to please sign up the week prior to ensure that you have a tee time. This will make things smoother for the Pro Shop, starter and all members playing.

Secretary Report:

A motion was made and seconded to approve the minutes of the last meeting. It passed unanimously.

Treasurer's Report: The current balance is \$3,132, presented by Gabriel Schulman. Motion made to approve and seconded. It passed unanimously.

Greens Committee:

Greens #4 & 14 will be aerated beginning March 1 – 3. The following week, the fairways and rough will be aerated.

Old Business:

Please note that if you are not current with your dues, you will not be allowed to play in any Men's Club event. Please see Gabriel to get signed up and pay your current dues.

New Business:

For the Club Championship, anyone may donate NEW, UNOPENED items for the door prizes. Please contact Vince Delgado if you have anything to donate. March 30th will be a 2-person, best ball tournament.

Adjournment:

There being no further business, a motion was made by Vince Delgado to adjourn and seconded by Gabriel Schulman. It passed unanimously and the meeting adjourned at 5:45PM. The next meeting will be on April 2 at 4:45PM.

Vince Delgado, President

Senior Solos

Hi Senior Solos!

I want to start by saying that Solo's are having changes. I have been sick so Marie Cornier is going to take care of all reservations for all events in the clubhouse and others but not Shuffleboard and Happy Hour. Marie gave her card at the Don't Eat alone last month. Only reply to Marie if you are coming to the event. Thank you, Marie, for helping me.

Call Marie on **702-480-1314!** Some Seniors don't have emails, cell phones and must be called. I watch out for you.... I know some are confused!

I still need someone to offer to take the name tags to Don't Eat Alone dinner! We have quite a few new members.

In March we had these events: St. Patrick's dinner, Don't Eat Alone and Easter Buffet and we enjoyed all of them.

Don't Eat Alone is on April 17th at 4 P.M. in the Patio Room for members only. Please call Marie Cormier on **702-480-1314** if you are going only. Marie must make the reservations the day before.

In April we are going to Summerlin Library Mousetrap. I have some members going on April 20th at 2 P.m. for the Matinee and we do have some drivers. We are going out to dinner afterwards. There are a few tickets open behind us. If you don't know how to get your tickets online, I will help you. Some members are going at night. Call Phyllis about this event 702-521-8771.

Shuffleboard is every Thursday at 2 at Santa Fe Mining. Members only!! Text Joe Santilli at 702-358-4405 to play or call Phyllis Reff 702-521-8771 to sign up or play. We go to Happy Hour at 4 our clubhouse Lounge.

Spur of the moment: You have a list to call or text to get together and do different things like lunch, dinner, shows, movies or gambling. Every time I do a Spur of the Moment it works. Use your list to send it out or I will help you.

Happy Birthday to all the April Members.

Welcome new Members: Frank Atwood

Remember to RVSP and Keep Moving!!!

Phyllis Reff

April 2024

Los Prados Clubs

BOOK DISCUSSION GROUP	JOANNE GREEN	847-471-2525
CANASTA	RITA WILLIAMS	702-622-0273
CHIX WITH STIX	SUSAN ROLLINS	702-645-9155
LADIES POKER	MARGARET SCHMITT	702-240-6404
LIBRARY	NEAL SCHMITT	702-240-6404
LOS PRADOS WOMEN'S CLUB	JOANNE DIGEROLAMI	702-655-4534
LPGA	FLO TERNES	702-557-8227
LPWGA	GAIL CHOW	626-348-6567
MEN'S CLUB	VINCE DELGADO	702-339-3598
NINERS GOLF	NANETTE BOUCK	203-788-9916
NO LIMIT TEXAS HOLD 'EM	CARY DAVIS	702-296-7585
QUILTING	ALICE FLOWER	801-450-1774
SENIOR SOLOS	PHYLLIS REFF	702-521-8771
WATER DOLLIES	SUE GARDNER	702-858-5616
BUNCO	PAT BASTILLE	702-610-3781
CORN HOLE	CHERYL WEIHL	702-604-4286
ROXANNE'S EXERCISE CLASS (TUES & THURS AT 10A.M.)	ROXANNE TANCREDI	702-812-1020

The Los Prados Book Discussion Group has these books lined up for the next four months:

April 4, 2024
Homer and Langley
by E.L. Doctorow

May 2, 2024
Snow Falling on Cedars
by David Guterson

June 6, 2024
The Bridge of San Luis Rey
by Thornton Wilder

July 4, 2024
The Big Time
by Laurence Shames

Please get the book on your own and attend the discussion.

We meet on the first Thursday of the month, at 11:30AM, in the Cypress Room, at the Los Prados Clubhouse.

Contact for the group is
Joanne Green
847-471-2525

Colwood Place News

We are very sad to announce the passing of Sue Boyd. She was a long time member of our community. She has served as our Treasurer for many years and was a vital member of our Board of Directors and will be missed by all.

Our next meeting will be on April 8th at the clubhouse. The Executive Board meeting will commence at 5:45 pm followed by the General Board meeting at 6:00 pm.

This meeting is also for our annual election to your board of directors. Once again, this year like last, there were insufficient candidates to fill one of two vacant positions open. This means there will be no ballots sent out and no election held. This is your community. Your Board represents your interest in keeping our community maintained, pool open, and landscaping neat and tidy. Our Board will now be reduced to four members and if there is any interest in being a part of maintaining our community and our property values then the board may appoint volunteers to bring our board back to five members.

Our meetings are conducted quarterly so you, our community members, can participate in keeping our community at the high standards we wish. If you do not attend the meetings, then you will not know what is happening and what important changes are needed and being made.

Our pool will open April 1st if the resurfacing is complete.

Palm View Village News / Events

The board has finished making plans for the Spring Fling event to be held on April 28, 2024. We will have a golf Tournament followed by wine tasting at several homes in our village and then followed by a buffet at the Clubhouse. This event is normally well attended, so when the flyers come out sign up early to be able to participate.

A notice was sent to all residents of Palm View Village asking for our annual dues. A good response has been made. The funds help us to cover the cost of the Spring Fling which includes the golf outing and wine tastings, the Harvest Fest includes golf outing, food trucks, the Christmas Dinner (Price subsidy to Palm View residents) and the Christmas Decorating Contest.

Our board has made plans for this year's events. The dates are as follows: Spring Fling 4/28/24, Fall Event will be 10/6/24. Please mark your calendars.

We always strive to have events, which welcome all residents, renters, guests and children.

Finally, an important quote; "Love is always given as a gift freely, willingly, and without expectation. We don't love to be loved; we love to love."

Yours Truly, Jerry Wyszomirski

Castle Bay Shores

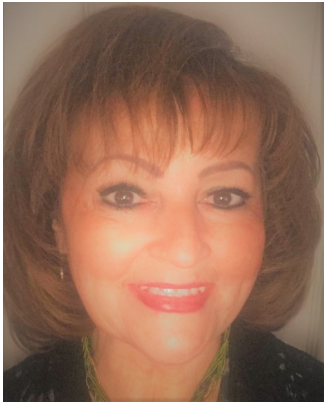
The landscaping schedule is now on Fridays each week.

Any problems, please contact Jasmine at Performance Cam.

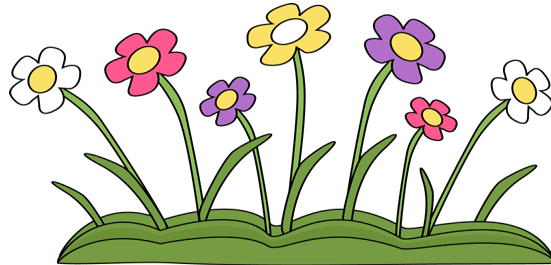
DO NOT SPEAK DIRECTLY TO THE WORKERS.

April 2024

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AND AS LONG AS YOU NEED ME.

LET ME SHOW YOU THAT MY REPUTATION STANDS HIGH WITH MY CURRENT &  
PREVIOUS CLIENTS~ JUST ASK THEM YOURSELF~ I ONLY LIST HOMES IN OUR LOS  
PRADOS NEWSLETTER THAT I HAVE SOLD, LISTED & I HAD BUYERS FOR ~WE ARE  
LIKE FAMILY HERE AND WELCOME EVERY NEW RESIDENT~

FEEL FREE TO CONTACT ME W/QUESTIONS ON LOS PRADOS PROPERTIES & OTHER  
AREAS ALSO IN L.V.~

~MY “COMING SOON” LISTINGS WILL BE IN NEXT MONTHS NEWSLETTER~

{LOS PRADOS HOUSING UPDATE / JUST LISTED /SOLD/HOMES }

\*\*\*\*\*HOMES ON THE MARKET/SOLD IN LOS PRADOS\*\*\*\*\*

~5233 LAS CRUCES ~2BD~2BA~55+~SOLD!!!! ~AT LIST PRICE~

~5452 WHITE ASH~ SOLD!!!! IN 1 HOUR~ ABOVE LIST PRICE~

~4908 SIGNAL DR.~ LISTED & SOLD!!!! ~ GREAT PRICE~\$\$\$

~5020 SIGNAL~ SOLD!!!! TO LOS PRADOS RESIDENT~ LIST PRICE~

~5012 ELM GROVE~ POOL/SPA~3 BD~2 BA~3 CAR~ SOLD!!!!~

~5013 PACIFIC GROVE~ POOL/SPA~2BD~2BA~SOLD!!!!~

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FET/WINE & CHEESE TOUR”~ LIMITED SEATING~ GET YOUR RESERVATION  
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April 2024



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(REG. \$149.00)

## Maintenance Plans Available

**Gold Plan Includes:**

Spring AC Maintenance  
Fall Heating Maintenance  
\$10.75 per month for 1st system  
\$5.75 per month each additional system.  
(Requires Monthly Auto Pay)

**Platinum Plan Includes:**

Spring AC Maintenance  
Fall Heating Maintenance  
Quarterly Filter Changes  
\$16.50 per month for 1st system  
\$11.50 per month each additional system.  
(Requires Monthly Auto Pay)

**Plan Benefits:**

10% Discount on all repairs - 5% Discount on Replacement systems  
No Diagnostic Service Fee for HVAC related demand calls (No Heat or No Cool).  
Must be owner occupied for diagnostic waiver.  
Air Filters Provided by DWS for Platinum Plan Members.  
Courtesy Calls are made to schedule appointments when services are due  
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Discounts CANNOT be combined with any other discount or promotion.

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## HOW TO HOLD A REAL ESTATE TITLE

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BROKER, BA., JD.**

**Cell: (702) 349-1149**

**[VegasAchieverone@gmail.com](mailto:VegasAchieverone@gmail.com)**

**LIC # B...014342**



|                          | <b>Community property</b>                                                                                                      | <b>Joint Tenancy with right of survivorship</b>                                                                                       | <b>Community property with right of survivorship</b>                                                                           | <b>Tenancy in common</b>                                                                                                                                     |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Parties</b>           | Require a valid marriage between two persons.                                                                                  | Any number of person's (can be husband and wife).                                                                                     | Requires a marriage between two persons.                                                                                       | Parties need not be married; may be more than two tenants in common.                                                                                         |
| <b>Division</b>          | Each spouse holds an undivided one-half interest in the estate.                                                                | Each joint tenant holds an equal and undivided interest in the estate, unity of interest.                                             | Each spouse holds an undivided one-half interest in the estate.                                                                | Each tenant in common holds an undivided fractional interest in the estate. Can be disproportionate e.g. 20% and 80%, 60% and 40%, 20%,20%,20% and 40%; etc. |
| <b>Title</b>             | Title is in the "community." Each interest is separate, but management is unified.                                             | There is only one title to the whole property.                                                                                        | Title is in the "community." Each interest is separate, but management is unified.                                             | Each co-owner has a separate legal title to his undivided interest.                                                                                          |
| <b>Possession</b>        | Equal right of possession                                                                                                      | Equal right of possession                                                                                                             | Equal right of possession                                                                                                      | Equal right of possession                                                                                                                                    |
| <b>Conveyance</b>        | Both Co-owners must join on the conveyance of real property. Separate interest cannot be conveyed.                             | Conveyance by one co-owner without the others breaks the joint tenancy, provided it recorded prior to death.                          | Both Co-owners must join on the conveyance of real property. Separate interest cannot be conveyed.                             | Each co-owner's interest may be conveyed separately by its owner.                                                                                            |
| <b>Purchaser Status</b>  | Purchaser can only acquire whole title of community but cannot acquire a part of it.                                           | Purchaser will become a tenant in common with the other co-owner in the property.                                                     | Purchaser can only acquire whole title of community but cannot acquire a part of it.                                           | Purchaser will become a tenant in common with the other co-owner in the property.                                                                            |
| <b>Death</b>             | On the co-owner's death, ½ belongs to survivor in severalty. ½ goes by will descendant's devise or by succession to survivor   | On the co-owner's death his interest ends and cannot be disposed of by will. Survivorship owns the property by rights of survivorship | On co-owners' death his interest ends and cannot be disposed by will. Estate passes to survivor outside of probate.            | On co-owners' death his interest passes by will to his devisees of heir. No right to survivorship. Subject to court approval.                                |
| <b>Creditor's rights</b> | Co-owners' interest cannot be seized & sold separately. The whole property may be sold at execution sale to satisfy creditors. | Co-owners interest may be sold at execution sale.                                                                                     | Co-owners' interest cannot be seized & sold separately. The whole property may be sold at execution sale to satisfy creditors. | Co-owners' interest may be sold at execution sale to satisfy creditors. Creditor becomes tenant in common.                                                   |

Note: this document is intended for information purpose only. You are urged to contact your attorney and certified public accountant regarding the best way for you to hold title in as much as you r personal circumstance will influence this decision

April 2024



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April 2024



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LAS VEGAS

# Market Report

MAR. 13, 2024

**3,326**  
AVAILABLE HOMES  
↑ 26  
FROM PREVIOUS WEEK  
\*SINGLE FAMILY RESIDENCE\*

**535**  
NEW LISTINGS  
↑ 30  
FROM PREVIOUS WEEK  
\*SINGLE FAMILY RESIDENCE\*

**678**  
UNDER CONTRACT  
↓ 25  
FROM PREVIOUS WEEK  
\*SINGLE FAMILY RESIDENCE\*

**475**  
HOMES SOLD  
↓ 199  
FROM PREVIOUS WEEK  
\*SINGLE FAMILY RESIDENCE\*

**1.74**  
MONTHS OF SUPPLY  
↓ 0.02  
FROM PREVIOUS WEEK  
\*SINGLE FAMILY RESIDENCE\*

**41**  
AVERAGE SALE DAYS ON MARKET  
↓ 1  
FROM PREVIOUS WEEK  
\*SINGLE FAMILY RESIDENCE\*

**\$585,491**  
AVERAGE SALE PRICE  
↓ \$2,551  
FROM PREVIOUS WEEK  
\*SINGLE FAMILY RESIDENCE\*

MICHELLE M. BRADFORD, REALTOR®  
METROPOLITAN REAL ESTATE GROUP  
702-787-8291 / MICHELLE@MREALTY.VEGAS  
NV LIC# 5.0188047



April 2024



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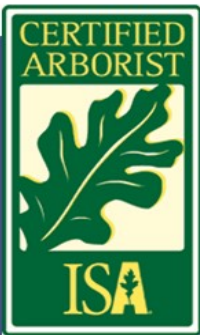


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| Address                  | Approx Liv Area | Current Price | #Bedrooms | #Baths | Garage | Sub | BldgDes | DOM |
|--------------------------|-----------------|---------------|-----------|--------|--------|-----|---------|-----|
| 5533 Port Barrington WAY | 1,482           | \$339,900     | 2         | 2      | 2      | TWH | 1STORY  | 2   |
| 5209 Tamarac DR          | 1,318           | \$350,000     | 3         | 2      | 2      | SFR | 1STORY  | 126 |
| 5412 Cove Point DR       | 1,569           | \$370,000     | 3         | 2      | 2      | TWH | 1STORY  | CS  |
| 5009 Signal DR           | 1,498           | \$399,990     | 2         | 2      | 2      | SFR | 1STORY  | 55  |
| 5041 CEDAR LAWN WAY      | 1,592           | \$410,000     | 3         | 2      | 2      | SFR | 1STORY  | 15  |
| 4929 Fiesta Lakes ST     | 1,892           | \$430,000     | 4         | 3      | 2      | SFR | 2STORY  | 13  |
| 5408 Brittlebush WAY     | 1,847           | \$484,500     | 3         | 2      | 2      | SFR | 1STORY  | 107 |
| 5317 Braemar DR          | 2,938           | \$575,000     | 4         | 4      | 3      | SFR | 1STORY  | 9   |

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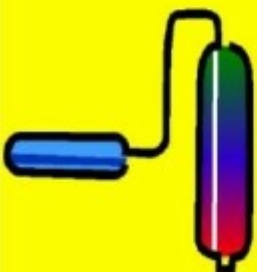
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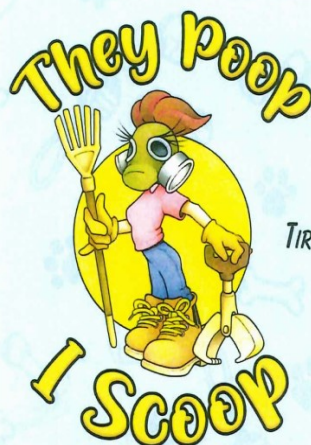






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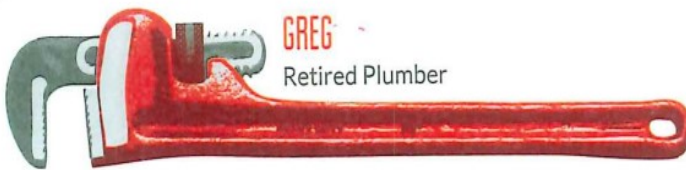
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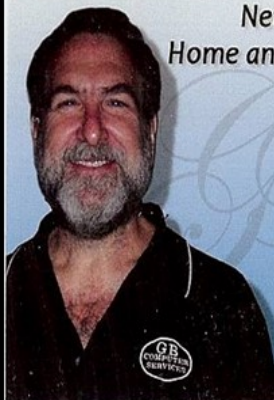
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1. UARBMEEL \_\_\_\_\_
2. UESFBTRTEIL \_\_\_\_\_
3. RLSOFWE \_\_\_\_\_
4. UNSYN \_\_\_\_\_
5. IPLSTU \_\_\_\_\_
6. EISNSNUH \_\_\_\_\_
7. OLOSSBM \_\_\_\_\_
8. OIAWNRB \_\_\_\_\_
9. CICNIP \_\_\_\_\_
10. NGEARD \_\_\_\_\_

# April 2024

| Sun | Mon                   | Tue                                           | Wed                  | Thu | Fri | Sat |
|-----|-----------------------|-----------------------------------------------|----------------------|-----|-----|-----|
|     | 1                     | 2                                             | 3                    | 4   | 5   | 6   |
| 7   | 8<br>ACC<br>Deadline  | 9<br>Executive<br>Session<br>Board<br>Meeting | 10<br>ACC<br>Meeting | 11  | 12  | 13  |
| 14  | 15                    | 16<br>Q&A w/<br>GM &<br>Board<br>Meeting      | 17                   | 18  | 19  | 20  |
| 21  | 22<br>ACC<br>Deadline | 23                                            | 24<br>ACC<br>Meeting | 25  | 26  | 27  |
| 28  | 29                    | 30                                            |                      |     |     |     |



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