

West Sahara Community Association

From The Editor:



Winter Edition 2002

Happy Holiday's to all our WSCA neighbors. This is the time we reflect on the year gone by and make plans and resolutions for the new year.

What's new! We now have bike lanes that goes from Durango to Hualapai. Since many of our streets don't have sidewalks this will make a safer place for our walkers and bikers. Remember to "share the road".

Service vehicles like the gardeners may park in the bike lane temporarily while they are working. They must put up orange cones behind their vehicle showing that this is a service vehicle.

If you have not filled out the Delegate form yet please do so. You will find an application in this newsletter. All current delegates and alternates must sign new delegate forms too. We want to make sure that we have the most current information.

There will not be a board meeting in December. We will however, continue to do the associations' business as required.

We would like to welcome Rosann Krausch to the WSCA Board of Director's & Hillary Stoltz to the WSCA ARC. Rosann is replacing Richard Green. Richard and his new wife sold their house and bought a house in Section 7 which is just west of us. (See page 2 for more details).

Hillary is filling an open spot on the ARC. (See page 2 for more details).

So many of you have contacted the office and asked about the City of Las Vegas dog ordinances. Page three of this newsletter has the city ordinances that apply to all of us. Remember when walking the family dog keep your *dog on a leash*. Since we are part of the City of Las Vegas, we all must follow the laws and ordinances of the City of Las Vegas.

Thank you to all of you who are using the doggy station bags. It is keeping our common areas looking and smelling better. For your convenience we have installed a new doggy station at the North Park.

Happy Holiday's and a very Happy New Year,

Donna Toussaint
Editor



<u>BOARD OF DIRECTORS</u>
<u>Donna Toussaint</u> President
<u>Rosann Krausch</u> Vice-President
<u>Sharon Silva</u> Secretary/Treasurer
<u>Russell Gray</u> Director
<u>Landa Trentham</u> Director
•
<u>Property Management Team</u>
<u>Cheryl Martin</u> CMCA Property Manager cmartin@terrawest.com
<u>Nancy Sullivan</u> Assistant nsullivan@terrawest.com
•
<u>Jim Sims</u> Field Inspector



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All articles written by Donna Toussaint unless stated otherwise.
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Vacancies on the board

How are vacancies filled on the board of directors? When a director resigns before his/her term is up, it is the responsibility of the board of directors to fill the vacant position.

If any director tenders his or her resignation to the board, the board has power to appoint a successor to take office at such time as the resignation becomes effective.

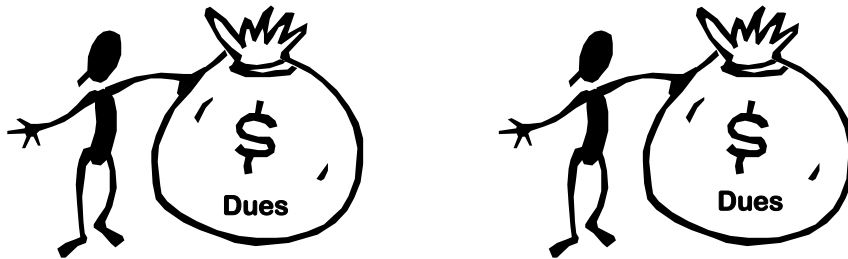
Vacancies on the board may be filled by a majority of the remaining directors, though less than a quorum, and each director so elected shall hold office for the unexpired term of the office of his or her predecessor.

ARC members are appointed by the board of directors. You can log onto our web site and get an application to be an ARC committee member or contact Cheryl Martin at Terra West 362-6262 for a ARC committee form.

West Sahara Quarterly Dues

Yippee!!!

West Sahara Quarterly Dues



You will be pleased to know that the dues/assessments for the year 2003 will remain at \$45.00 per quarter. Your board of directors has worked very hard on this years budget. We are very happy to announce that our dues will remain the same for the upcoming year.

NO INCREASE!!!



We are on the web



Our WEBSITE is up and running. Thank you for all your positive responses about our website. If you have a computer and you have not visited our web site please take a look. If you don't have a computer the Sahara West Library has computers that are available for use, or you can ask a friend that has a computer to show you our site.

In accordance with Nevada State law, copies of the current Agenda and Minutes are available upon request for a fee or you can log onto our web site and get the current copy of the agenda and minutes at no charge.

The information is changed regularly so all homeowners/property owners can get the latest up to date information about our community.

See you at: www.westsaharacommunityassociation.com
E-mail: info@westsaharacommunityassociation.com
E-mail: cmartin@terrawest.com

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Dogs

The City of Las Vegas has a dog leash ordinance. See the City ordinances below pertaining to the family dog:

7.04.400 Restraint

Restraint means any animal secure by a leash or lead and under control of the owner or another responsible person and obedient to that person's commands, or confined within the enclosed real property limits of its owner or keeper.
Ord. 3618 § 43, 1991

7.36.050 Restraint and sanitation.

Every owner or any person having possession, custody or control of any animal, and keeps the same upon premises under his control, shall keep the animal restrained by a fence, cage, coop, chain, leash or other adequate means so that said animal shall not leave or escape from the premises upon which it shall be kept; provided, that no person shall keep any such animal unless its living area is kept clean and free from offensive odors, animal wastes, rodents, flies, or any other offensive or unwholesome condition.
(Ord. 5220 § 35, 2000: Ord. 3618 § 155, 1991)

7.36.030 At Large

If any animal is at large, its owner or any person having possession, custody or control is guilty of a misdemeanor.
(Ord. 5220 § 34, 2000: Ord. 3618 § 153, 1991)

7.36.010 Noise annoyance.

It shall be a misdemeanor for any person to willfully permit or allow any animal kept, possessed, maintained or otherwise controlled by such person to engage in continuous barking, yelping, braying or the creation of other loud noise. A noise is "continuous" for purposes of this provision if, because of its duration or repetition, a reasonable person would consider it an unreasonable invasion of the peace and quiet of a neighboring resident.
(Ord. 4029 § 1, 1996: Ord. 3618 § 151, 1991)

7.44.040 Unlawful acts designated--Penalty.

Any person owning, possessing or having the care, custody and control of any animal, who:
(A) Willfully refuses, fails or neglects to furnish to the Animal Regulation Officer the information required under this Title;
(B) Willfully refuses, fails or neglects to cause said animals to be registered and pay said registration fee at the time and in the manner herein provided;
(C) Willfully refuses, fails or neglects to perform any act or pay any other fee or charge required by this Title to be performed or paid;
(D) Resists, interferes with or prevents the Animal Regulation Officer or any of his assistants in the exercise of their duties; or
(E) Violates any of the provisions of Chapters 7.04 to 7.44 shall be deemed guilty of a misdemeanor and may result in impoundment of his or her animal.
(Ord. 3618 § 221, 1991)

Everyone in the City of Las Vegas must have their dog on a leash while walking the dog.

Be a good neighbor and leash your dog. It is for your safety as well as your dogs. Animal Control's phone number is 229-6348.

**Information provided by the City of Las Vegas

ARC COMMITTEE

Ken Hall
Chairman

Sandee Nowak
Vice-Chairperson

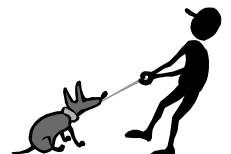
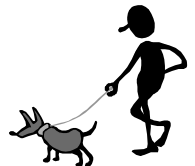
George Parsons
Member

Greg Peterman
Member

Kristen Remhoff
TERRA WEST
ARC Liaison

Jim Sims
Field Advisor
Alternate Member

Hillary Stoltz
Member





**West Sahara Community Association
Architectural Review Committee (ARC) Application**

Name: _____

Property Address: _____

Mail to address if different: _____

Lot: _____ Block: _____ Development: _____

Telephone Number: (home) _____ (work) _____

(fax) _____ (cell) _____

Items Submitted for Approval:

___ New Residence –Review fee of \$75.00 upon submission to ARC (Article XIII, Sect.2, Paragraph (b) page 19

___ Landscaping

___ Fences, retaining walls, raised planters

___ Satellite Dish

___ Other– Describe _____

Fencing: Height _____ Length _____

Material _____

Finish _____

Roof: Material _____ Color _____

Submit two (2) sets of plans or lot layout drawings with photos or copy of brochure for required items which depict location where requested item is going to be located on lot, and distance from buildings or walls. Add any additional information to request that you believe will assist the committee in making a decision. *If you are in a sub-association or in one of our many gated communities, please apply directly to your association. All West Sahara residents not in gated or sub communities apply directly to West Sahara.*

Owners/Signature

Date

Mail to:
West Sahara Community Association
c/o TERRA WEST
Cheryl Martin, Property Manager
PO Box 80900
Las Vegas, NV 89180
(702) 362-6262 voice
(702) 362-5046 fax
www.westsaharacommunityassociation.com
E-mail: info@westsaharacommunityassociation.com
cmartin@terrawest.com

What we are doing...



It has been a very busy time for the West Sahara Community Association Board of Directors. Since Terra West has taken over our association last March we have accomplished a lot.

First of all we have gotten our taxes out of the way. That's right our 2000 & 2001 taxes are done. This has been a timely project but it is done and we are looking good. We have a new accountant and we are very pleased with the way he has represented WSCA.

We are required to have reserve studies done by an outside company per NRS116. When we signed on with Terra West, getting our reserve study done was one of our top priorities. It protects all of us and it is required by law. The reserves makes sure that we can operate properly. Reserve studies include: reserve analysis, inventory of assets, estimated life of assets, cost analysis of each asset and maintenance schedules.

Everyone who owes money dues/assessments to WSCA has been notified in writing. We have taken action on all accounts either through management, legal or our accountant. Every issue is being addressed. Some just take longer than others because of the complexity of the situation. This also was one of our top priorities when we signed with Terra West.

As far as non-compliant issues we have more homes in compliance now than we ever have. With approximately 2,300 homes we have 75 to 80% of the homes in compliance. Some homes have been turned over for foreclosure and some have been turned over to the attorney for legal action. Naturally the best situation is when a home is in compliance and no further action is needed. In a perfect world everyone would be in compliance.

Things are happening and they are good things. We were told when Terra West took over WSCA that it could take up to two years to get in to shape. After ten months we are farther ahead than even we expected.

It's sorta like being on a diet. One pound at a time. One pound turns into two pounds and so on. Finally you reach your goal and you look and feel good. Well, we are on a Home Owners Association diet, and it is working.

To help us achieve our/your goals please put all your concerns in writing so we can address each and every concern you have. There is an input form on our web site www.westsaharacommunityassociation.com. Or you can just jot a note on a piece of paper and send it to West Sahara Community Association c/o Cheryl Martin, Terra West 2655 South Rainbow #200, Las Vegas, NV 89146. E-mail is a useful tool to contact management. Our e-mail addresses are:
info@westsaharacommunityassociation.com (or) cmartin@terrawest.com.

If you don't have a computer you can go to the Sahara West Library. They have several computers for your personal use.

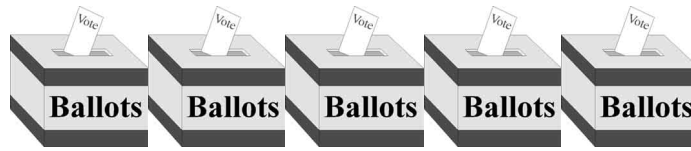
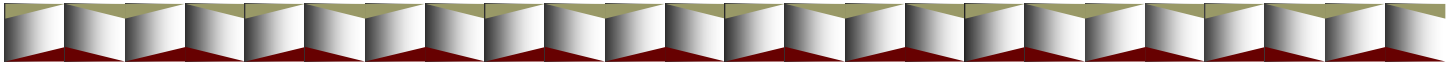
When putting your concerns in writing, remember to put the address of the issue that concerns you and as much information as you can give to management. All correspondence is kept in the strictest confidence. We will not give out your name or address to any other homeowner. It's like the secret witness program.

Water and power bills have increased this year. Legal fees have increase this year too. There were some false accusations made against the association and the board. We had to get our/your attorney to handle these issues. All claims were proven to be false but it still cost you money to defend your association. This is your association and your money that we had to spend to address these false claims. Every dollar spent is yours.

Help us help keep our neighborhood looking good. We need your eyes and ears to make this happen. Let us hear from you in a positive way so we can address your concerns. WSCA belongs to all of us.

The Board of Directors

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West Sahara Community Association Delegate Application

It is that time of year again when we ask our homeowners to serve as Delegates and Alternate delegates. In most cases a delegate/alternate's obligation is to attend the delegate/candidate meeting and annual meeting once a year. Even though this is only a yearly event, the responsibility of a delegate is very important. We need you to make our system work.

If you wish to serve as a delegate for your area and assist your community, please complete the form below and return it to Terra West. If you are currently a delegate or alternate, please complete this form so that we have your current information.

We appreciate your time and consideration to your community. If you have any questions please call the Association office at 362-6262.

I, _____

(Print Name) would like to serve as a delegate or alternate to represent my subdivision or development in the West Sahara Community Association.

(Property Address)

(Subdivision or project name)

Home Phone: _____ Cell Phone _____

Fax Phone: _____ Work Phone _____

E-mail: _____

Signature: _____

West Sahara Community Association
Cheryl Martin, CMCA
Property Manager
c/o TERRA WEST
P.O. Box 80900
Las Vegas, NV 89180
(702) 362-6262 voice (702) 382-5046 fax



December 7, 2002
5:00PM
North Park
located at the north end of the Lake



The *2002 Lakes Festival of Lights* is going to be a terrific event. It will bring together all the residents of *The Lakes* and our surrounding communities together for a beautiful Holiday celebration. Kevin Janison KLAS-TV 8 weather anchor will be the Grand Marshal for this years event.

Community

Prior to the Electric *Boat Parade* we're planning a terrific entertainment program in the North Park for all who attend the festival. Attendance will be free and open to everyone in our community.

Entertainment

The *Nevada Theatre Company* and the *M.J. Christensen Elementary School Choir* are preparing an exciting show full of music, dancing, costumes and lots of fun for everyone. Several local area car clubs will be displaying their automobiles for your pleasure.

Food and Refreshments

Many of the businesses in the *Lakes Town Center Plaza* have expressed a desire to participate like they did last year. *Outback Steak House* will also be providing food for your enjoyment at a nominal fee, with proceeds going to support the event.

Safety & Sanitation

We're expecting a large crowd of residents and we want everyone to feel safe and comfortable. So we'll have Metro officers on site plus private security. We'll also have public toilet facilities, parking and a clean up crew to insure that our community stays clean and comfortable. Jaramillo Landscaping Maintenance Co. has graciously offered to handle the clean-up after the event at no charge.

City of Las Vegas NPF Grant

Our first big success was obtaining a \$4,800 grant from the City of Las Vegas to cover the cost of security, sanitation and brochures. This was a key step in making it all possible and we thank the City of Las Vegas Neighborhood Services Department and Councilwoman Lynette Boggs McDonald for their support.

Sponsorships & Donations

Our corporate sponsors are: *Cal Fed, Tobin Rolls Royce/Bentley, Bergman Walls & Associates, Ltd., Jazzed Café and Outback Steak House*. Each sponsor has made a significant donation to our cause. We thank them for their generosity and look forward to working with them. Everyone involved with this event is volunteering their time and/or donating materials and services. We have no paid employees, staff or administrative expenses of any kind. All contributions go directly to paying the cost of putting on our event.

Volunteers

It's all the people who are graciously volunteering their time and money that make this event possible. The teachers and students at *M.J. Christensen* and *Nevada Theatre Company* are donating countless hours to provide entertainment for our community. Many local businesses have offered to donate time, food and services.

Nevada Theatre Company will be providing Holiday entertainment for the *Festival of Lights*. There are openings for child performers from ages 7 through 16. Call 873-0191 for further information and audition times.

United States Marine Corps.

The USMC color guard will have a special tribute commemorating Pearl Harbor Day and our armed forces both here and abroad. The Marines conduct the *Marine Toys for Tots Foundation* every year at this time for needy children. The festival of lights will be a participant in this years *Toys for Tots* event. *Be sure to bring an unwrapped toy to the event.*

Citibank has allowed us to use their parking lot. There will be signs showing you where to park.

***Come and enjoy the fun!
December 7, 2002 5:00pm
North Park on Lake North Drive***

Meeting Times and Phone Numbers



Below are some numbers that may come in handy:

- Airport Information.....261-5743
- Animal Control229-6348
- Association362-6262
- Association Fax..... 362-5046
- Citizen Hotline (Trash, graffiti, Etc)229-6615
- Emergency (any emergency)..... **911**
- Fire (non-emergency)383-2888
- Neighborhood Justice Center.....455-3898
- Neighborhood Response.....229-6615
- Neighborhood Service Department229-6301
- Metro (non-emergency) **311**
- Street & Sanitation.....229-6357

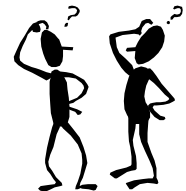
West Sahara Board meetings are held on the 4th Tuesday of each month at 5:00PM in the Association Office.

TERRA WEST
2655 S. Rainbow #200
Las Vegas, NV 89146
362-6262 voice 362-5046 fax

ARC Meetings are held the 1st Tuesday of each month at 5:00PM in the Association Office:

TERRA WEST
2655 S. Rainbow #200
Las Vegas, NV 89146
362-6262 voice 362-5046 fax

West Sahara Community Association and Sub Associations



The West Sahara Community Association is a master homeowners' association encompassing one square mile with 30 acres of common areas and several sub-associations. Our boundaries are Durango Drive to Ft. Apache and West Sahara Avenue to West Desert Inn Road.

Owners of the following types of property are members of a WSCA sub-association: condominiums, town homes, any home in a gated community, Lakes Business Park and apartment complexes. Even if you are in a sub-association, you are still a full-fledged member of the West Sahara Community Association because part of your dues goes to WSCA. Homeowners who reside in a sub-association pay all their dues directly to their individual association which in turn pays WSCA quarterly for each of its homeowners' dues. The amount is \$45.00 per quarter. Commercial and apartment properties dues are based on a square foot calculation.

All other homeowners and property owners that are not in a sub-association are directly under the master association and pay their dues to WSCA.

Each homeowner, property owner and commercial property owner within WSCA's boundaries receives Newsletters and appropriate correspondence directly from the West Sahara Community Association. Paying dues to the WSCA master entitles you to all of our benefits.

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