

West Sahara Community Association

From The Editor:



Spring Edition 2003

Spruce up for Spring!! The flowers are starting to bloom and the grass is turning green. The West Sahara Community Association is spring cleaning. We are painting electrical boxes, telephone boxes, cable boxes, sprinkler boxes and exercise stations. We are ***Sprucing up for Spring.***

There are more homes in compliance in West Sahara Community Association than ever before. We have been working very hard and we are making a difference. We have accomplished more in the last twelve months than we did in the last five years. In our last newsletter we said that we are on an HOA (Homeowners Association) Diet. One pound at a time or in our case one violation at a time. One turns into two and so forth. Watch us shine as we all ***"Spruce up for Spring"***.

Our goal is to have 100% compliance. You can help us achieve this goal. If you see a problem just put it in writing and send it to Cheryl Martin at Terra West by mail or e-mail.

WSCA is all of us. Whether you belong to the WSCA Master Association or you are in a sub-association of WSCA we all want the same thing. We want our property values to continue to grow. Our dues are about .50 per day or \$45.00 per quarter for WSCA and they pay to maintain our common areas and to manage our corporation which is called West Sahara Community Association. One thing that sets us apart from the other HOAs is our common areas. Unlike some of the newer HOAs we have lots of common area. It is refreshing when you drive through our neighborhood and see plants, trees and grass. The newer associations do not have the lush areas that we have. We have to be good neighbors and conserve on water so as you drive through our community you will see more water conservation plants being planted and less grass. We all need to do our part.

Help us look good. One for all and all for one. We are so lucky to be living in such a lovely area. Positive thoughts and deeds produce positive results. Let us all work together to achieve this.

We are looking for volunteers to serve on the Architectural Committee (ARC). The ARC meets the first Tuesday of each month at 5:00PM in the Terra West Office. The only qualification for ARC is that you want to help your community and that you own property in WSCA.

Budgets were sent to all homeowners last November for the year 2003. The 2003 budget was ratified in November 2002 at the ratification meeting. Dues will remain at \$45.00 per quarter for the year 2003.

Donna Toussaint
Editor

BOARD OF DIRECTORS

Donna Toussaint

President

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Vice-President

Sharon Silva

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Russell Gray

Director

Landa Trentham

Director



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Management Team

Cheryl Martin

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Property Manager

cmartin@terrawest.com

Nancy Sullivan

Assistant

nsullivan@terrawest.com



Jim Sims

Field Inspector

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All articles written by Donna Toussaint unless stated otherwise.
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Congratulations



Our secret Santa's were out on December 4, 2002 judging holiday decorations. The following awards went to West Sahara homeowners for great holiday designs 2002. It was very hard to pick because so many of you did such a good job. The Lakes Association and Lakes sub-associations holiday winners were presented with certificates and plaques. Their names were printed in the Lakes Association Newsletter in December 2002. The following names are West Sahara Homeowners that received certificates:

Murray & Georgina Ford
Marcelo Ridgerelli
Paul & Lisa Stewart
Spencer & Barbara Simonsen
Kevin & Patricia Kenstler
Osvaldo & Ines Tise
James Clark
Brian & Denise Goldsmith

Grey Dolphin Court
Harbor Vista
Anchor Point Circle
Harborside Drive
Anchor Point Avenue
Rocky Shores Drive
Crystal Pool Drive
Caribbean Court

The West Sahara Community Association Board of Directors and the Lakes Association worked together to put on the 2002 Festival of Lights. We collected over 400 toys for Toys for Tots and \$145.00 in cash donations. It was a great community event.

Special thanks goes out to Cheryl Martin, Nancy Sullivan and Patty Rosia all from Terra West for donating their time on the day of the Festival.

This was a wonderful community event for all who attended. Not only did we collect toys and money for a worthy cause, we brought the community together and had a great time seeing all those wonderful cars, (*That's right we had a car show*) listening to the M. J. Christensen honor choir and The Nevada Theater Company entertain us. And of course Kevin Janison was a terrific Grand Marshal.

We had wonderful sponsors that also helped us make the 2002 Festival a success they are:

Bergman Walls & Associates, Ltd., Cal Fed Bank, City of Las Vegas, Jaramillo Landscaping Lake Sahara Coffee Café, Martin & Peltyn, Inc., Outback Steakhouse, Jazzed Café, Somers Convention Furniture Rental, Inc, Terra West Property Management, Towbin Bentley Rolls Royce.

Committee Team leaders were:

Chairman - Greg Toussaint , Awards Captain - Donna Toussaint, Boat Parade Captain - Jim Sims, Car Show Captain - Russ Gray, Entertainment Captain - Louisa Gray, Fund Raising Captains - Bertson Severson & Gerald Solomon, Public Safety Captain - Burt Steinburg and Publicity Captain - **Landa Trentham.**

We also want to thank Gary Trentham, Rosann Krausch and Jim McBride for volunteering their time to help making our Festival such a success.

If you wish to volunteer for one of the committees for next year call the association office or e-mail us at info@westsaharacommunityassociation.com.

ARC COMMITTEE
<u>Ken Hall</u> Chairman
<u>Sandee Nowak</u> Vice-Chairperson
<u>George Parsons</u> Member
<u>Greg Peterman</u> Member
<u>Jim Sims</u> Field Advisor Alternate Member
<u>Hillary Stoltz</u> Member
<u>Nancy Sullivan</u> TERRA WEST ARC Liaison





**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) 251-4366 fax
www.westsaharacommunityassociation.com
E-mail: info@westsaharacommunityassociation.com
cmartin@terrawest.com

Annual Meeting, Elections & Pizza Party



Come Join the *FUN!* Our *Annual Election Meeting and Pizza Party* will be held on Wednesday May 28, 2002 6:30 p.m. at the Sahara West Library.

We will be raffling off **prizes** again during the meeting. Last year a lucky homeowner won \$100.00 in cash. Other homeowners won pre-paid association dues, dinner for two at *Lakes Lounge* and more. You can't win if you don't attend.

Even if you have already sent in your voting ballot you can still attend the meeting and win prizes. If you would like to run for the board of directors, just fill out the election form in this publication and attach a resume to the form. Your resume will be reprinted and sent to the membership for their consideration.

You can get an election form on our web site at http://www.westsaharacommunityassociation.com/election_form.htm.

See you at the meeting...

Wednesday May 28, 2002 6:30 Sahara West Library

Lot Upkeep



Lot Upkeep Garbage and Litter Violations

The West Sahara Community Association's CCRs "Upkeep of lots" states, that all portions of real property within the Association Properties shall be kept at all times in a clean, slightly and wholesome condition. No trash, garbage, litter, junk, boxes, containers, cans, machinery, lumber or other building materials or temporary structures shall be permitted to be kept or remain on any such real property.

In addition to our Association's CCRs the City of Las Vegas also has ordinances that we must all follow, see the code below:

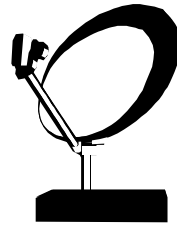
Code violations and city ordinances are considered misdemeanor violations by the City of Las Vegas:

"Garbage and Litter Violations"
(Title 9, Chapter 8 and 12)

Litter, trash and debris on residential property or vacant lots visible neighboring properties and street are illegal, as are improper garbage disposal, garbage receptacle storage, and inadequate trash receptacles. Owners will be notified to abate violation.

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: All articles written by Donna Toussaint unless stated otherwise. :
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Satellite Dishes



What are the rules about satellite dishes:

Prior to putting up a satellite dish you must first apply to ARC. We all want the best television experience we can get.

Some of our residents have turned to satellite instead of cable. Satellite dishes are permitted but you must first apply to ARC before installing your dish.

After applying to ARC and getting approval for the placement of your dish you may install your dish and enjoy your television viewing experience .

Remember please apply to ARC before installing your dish. Applying first will save everyone time and money.

Congratulations WSCA



Per the Southern Nevada Water Authority:

“Congratulations to the West Sahara Community Association for meeting all the requirements necessary for participation in the *Water Smart Landscaping Program*. “

The water authority gives us \$.40 per square foot credit on our water bills for replacing grass with plants. Not only are we saving on water usage, we are saving on our water bills, and it looks good too. We still have the green look without all the grass. The plants against our grass areas look very inviting.

Watch us *Spruce up for Spring*. We will be converting more grassy areas to drought resistant plants and we will get more money saving credits on our water bills from the Southern Nevada Water Authority.

We are looking good, being a good neighbor and saving money!



Meeting Times and Phone Numbers



Below are some numbers that may come in handy:

Airport Information.....	261-5743
Animal Control	229-6348
Association	362-6262
Association Fax.....	251-4366
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 Department	229-6301
Metro (non-emergency)	311
Street & Sanitation.....	229-6357

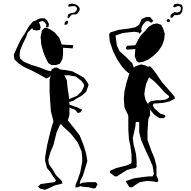
West Sahara Board meetings are held on the 4th Tuesday of each month at 5:00 p.m. in the Association Office.

TERRA WEST
2655 S. Rainbow #200
Las Vegas, NV 89146
362-6262 voice 251-4366 fax

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

TERRA WEST
2655 S. Rainbow #200
Las Vegas, NV 89146
362-6262 voice 251-4366 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 directly 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.

All articles written by Donna Toussaint unless stated otherwise.

Message from Senator Barbara K. Cegavske



Nevada Legislature to Consider Several CIC Bills

Prior to the 72nd Legislative Session, over 1,000 bill drafts were filed as possible legislation to consider during the session. There are six pieces of proposed legislation that deal with Common Interest Communities (CICs), of which two have already become bills. Those two bills are listed below. The other four are bill drafts and have not yet been introduced. However, if you are interested in obtaining more information about them you can contact the individual sponsors to request information about their proposals and to voice your concerns.

2003 CIC Bills

Senate Bill 100 (formerly BDR No. 29) has been introduced by Senator Michael A. Schneider and it makes various changes to provisions governing CICs.

Assembly Bill 43 (formerly BDR No. 94) has been introduced by the Assembly Committee on Judiciary and it proposes the revisions of provisions regarding homeowners' associations.

2003 Bill Draft Requests (BDRs)

BDR No. 10 --- Proposed by Assemblyman Bob Beers

BDR No. 176 --- Requested by Legislator

BDR No. 791 --- Proposed by Senate Comm. on Commerce & Labor

BDR No. 897 --- Proposed by Senator Warren Hardy

You may access all of the necessary information to track the progress of the above legislation throughout the legislative session by visiting the Legislature's web site: <http://www.leg.state.nv.us/72nd/Reports>.

If you have questions related to existing legislation, in 1997 the Nevada Legislature created the Ombudsman for Owners in Common-Interest Communities within the Real Estate Division in the Department of Business and Industry. The Ombudsman for Owners in Common-Interest Communities was created to help educate owners in common-interest communities of their rights and responsibilities, assist members of executive boards in carrying out their duties, and to assist in processing claims submitted to mediation or arbitration. For more information, Eldon Hardy, Ombudsman, may be contacted at (702) 486-4033 x 226.

If I can be of any assistance to you with regard to the above or any other issues, please feel free to contact me at 775-684-1445 or via my e-mail at bcegavske@sen.state.nv.us or visit my web site at www.cegavske4nevada.org.

Message from Assemblywoman Valerie Weber



Greetings from Carson City where it is much colder than the neighborhoods of Assembly District 5 in Las Vegas. May this letter find you and your family in good health.

By now, everyone knows the big issues facing the 72nd session of the Nevada State Legislature are the budget and taxes. Governor Guinn has proposed a \$1.1 billion tax increase; it will be the focus of the Legislature for most of the session.

We must find creative solutions that move our state's priorities forward whether they be cutting expenditures and/or raising taxes. To strike a balance that allows for long-term stability of Nevada's tax structure, while not throwing the tax burden on the backs of our hardworking citizens is quite a challenge.

Legislative sessions are unpredictable as you might imagine! Many other issues could become matters of lively debate over the next few months. I encourage constituents to follow legislative proceedings on the state's web page (<http://www.leg.state.nv.us/>), in the media and to make their voices heard in Carson City.

I have submitted a bill draft request, (BDR 911), which would require state agencies to prepare a contingency plan for our state in case of a bioterrorism attack. In the wake of the September 11, 2001, attacks and the possibility of war with Iraq I feel our state needs to be fully prepared. We must always hope for the best but prepare for the worst.

Additionally, we face a critical need to attract, educate, train and retain nurses in our state! Since we have three new hospitals opening in our area by 2004 we need to find creative ways of staffing these hospitals and other facilities with nurses who take care of our patients.

Remember that the Legislature is the branch of government that is closest and most responsive to the people. Please call (toll free) 486-2626, email (vweber@asm.state.nv.us) or visit us in Carson City to see your state government in action. It's fascinating! Please let me know what issues are of importance to you!!