



## Giving Back to the Community

This year, Par 3 created a program for employees to volunteer their time to help those in need. Through their account managers and with the help of residents within the communities they maintain, Par 3 has been able to identify individuals that have suffered some sort of hardship, like an illness or loss, that has made it difficult to maintain their landscape. Par 3 donates the use of its trucks, equipment and material while its employees voluntarily work extra hours during the week so that they

can donate their time to spruce up the landscaping for someone in need.

"It has been rewarding to witness the gratitude from those we have helped and gratifying to see the joy in our employees that comes when we turn our thoughts and actions outward," says Kam Brian. "The phrase on our Giving Back t-shirts reads, 'Happiness comes not from what we get but what we **give**.' Although each project is a small act of goodwill, we hope that we're making a big difference one person at a time."

If you know someone in need that would be a good candidate for Par 3's Giving Back program, please contact Daryl Miller at [darylml@par3landscape.com](mailto:darylml@par3landscape.com).



## Fall Irrigation Changes

Cool fall mornings have signaled that it is time once again to change our irrigation controllers to Southern Nevada Water Authority's (SNWA) mandatory fall schedule. SNWA reminds all customers that its time to scale back irrigation and eliminate water waste by reducing irrigation days to just three days a week.

Most Southern Highlands' residence fall into SNWA's Group B, which is restricts watering to Tuesday, Thursdays, and Saturdays until October 31st. Watering with a handheld hose or supervised testing of your irrigation is allowed any time. Sundays are not an optional

watering day. Watering on days other than your assigned day may be considered water waste and result in a SNWA fee. Failing to fix an irrigation repair causing water waste may also result in a SNWA fee.

You can find your watering group and other information on watering restrictions by visiting SNWA's website at [https://www.lvwwd.com/conservation/drought\\_watering\\_schedule.html](https://www.lvwwd.com/conservation/drought_watering_schedule.html). Please do your part to be water smart.



## Caution: Road Work Ahead

Clark County Public Works is completing a multi-phase project in Southern Highlands throughout September. The first phase of the project will be to refresh pavement markings on the roadways below. The work should take about 3 weeks to complete (beginning September 12th) and will occur between the hours of 7am – 3pm, Monday through Friday. The remaining phases of work will involve the construction of Rainbow Blvd. from Blue Diamond Road to Cactus Ave. Impacted motorists should allow for additional travel time.

### Impacted Locations:

#### Jones Boulevard – (Blue Diamond Rd. to Silverado Ranch Blvd.)

- Refresh northbound and southbound lane lines and traffic markings.
- Refresh stop bars at Meranto Ave., Richmar Ave., and Silverado Ranch Blvd.

#### Jones Blvd. – (Jo Rae Ave. to Cactus Ave.)

- Refresh northbound and southbound lane lines and traffic markings.
- Refresh stop bars at Jo Rae Ave.

(Continued on page 2)



# Why Budget for Bad Debt?



Justintarte.blogspot.com

An association's annual budget generally assumes that all monies will be collected. However, the reality is not all homeowners will pay their assessments, and all assessments will not be collected. Thus, each budget must be adjusted for the amount that potentially won't be collected. This is done with an expense line item called "Bad Debt Expense."

Budgeting for bad debt can be difficult, but budgeting without adjusting for bad debt can leave an association facing a cash shortfall in the coming year. Experts recommend budgeting for more bad debt rather than less because an Association can adjust the following year if more income than anticipated is actually collected.

How much a Board of Directors decides to budget for bad debt expense is very subjective.

It relies on the Board analyzing the prior year's revenue, local averages, and actual past due homeowner's balances.

To begin, the Board must determine what the average amount is that must be written off each year as uncollectible. The Board can then use its prior bad debt history to estimate the anticipated bad debt expense for the coming year.

Additionally, a review of the local average bad debt expense can help in planning for the coming year. What is typical of the other associations in the area? Three—five percent of the annual assessment income seems to be an industry minimum, but local conditions may suggest a higher rate is necessary. This is where Association must consider the health of the local economy and factors that may reduce their homeowners ability to pay their assessments.

Lastly, a review of the actual past due accounts can provide the most accurate prediction of what appears to be reasonably collectable. This takes research on why an account is delinquent and estimating the amount of the delinquent balance that can realistically be collected. The Board can then estimate for each delinquent accounts the actual dollars to be written off and develop an overall average percentage rate for the association's bad debt.

With careful consideration to all these factors, a Board can develop an educated estimate of the bad debt expense needed to more accurately budget for what is estimated to be collected in the coming year.

Based upon "Dealing with Bad Debt in Community Associations" by Jeff Hardy, Aug 04, 2016 as published in TOPS CAMblog.



## Abandoned Vehicles

Vehicles that are found abandoned are tracked by placing a red tag on the vehicle. There is a 72 hour wait period before the vehicle is considered abandoned and towed. To report a vehicle you suspect might be abandoned, please call the hot line phone number for **702-455-TOWS**.

**Report to: 702-455-TOWS**

## Road Work Ahead

(Continued from page 1)

- Refresh stop bars, crosswalks and wash arrow legends at Pyle Ave. and Haleh Ave.

### **Jones Blvd. from Cactus Ave. to Shinnecock Ave.**

- Refresh northbound and southbound bike lanes, lane lines, stop bars
- Refresh crosswalks at Sommerset Hills Ave. and Levi Ave.
- Refresh arrow legends and wash stop bars at Shinnecock Hills Ave

### **Shinnecock Hills Avenue from Jones Blvd. to Southern Highlands Pkwy.**

- Refresh bike lanes, stop bars, crosswalks, and arrow legends at Southern Highlands Pkwy.

### **Starr Lily and Starr Hills at Southern Highlands Pkwy.**

- Refresh stop bars, crosswalks, and arrow legends

### **Starr Lily and Starr Hills at Chartan Ave.**

- Refresh stop bars and crosswalks at Starr Lily Street and Starr Hills Ave. (also the bike lane on Starr Hills)

### **Sommerset Hills Ave from Jones Blvd. to Balmoral St.**

- Refresh lane lines as needed

### **Pyle Avenue from Torrey Pines Dr. to Jones Blvd.**

- Refresh lane lines as needed



Please carefully obey all traffic restrictions during this project.

For more information on this project, please contact the In The Works Team at Clark County Public Works at 702-455-6000.





# Southern Highlands Fall Festival

**SATURDAY, OCTOBER 22 • 11 A.M. - 3 P.M.**

**GOETT FAMILY PARK**

This charitable event is an admission-FREE festival with activities for all the kids. There will be Games, Raffle, Costume Contest, Coloring Contest, Vendor Booth Trick or Treating, Food & Beverage, \$1 Bingo, \$2 Pumpkins, Entertainment and more!



Convenient parking and complimentary shuttle service is available from the Southern Highlands Corporate Center located at *11411 Southern Highlands Parkway.*



For more information and sponsorship opportunities:  
[WWW.SHFALLFESTIVAL.COM](http://WWW.SHFALLFESTIVAL.COM)





# The Village PIPER



## Other Fall Events

### COMMUNITY YARD SALE

SAT., OCT. 1 & SUN., OCT. 2 • 7 A.M. - 2 P.M.



We will advertise the event, and you host the sale at your home. Please note the following:

- ◆ We will be listing participating communities by name (not property address) in our advertising. Advertising mediums include: Facebook, CraigsList & the LVRJ.
- ◆ Those who live in a gated sub-association and wish to participate will need to contact their Board for approval. Once your Board has approved the event, they will arrange to open the gates for your community. Those who live within the golf course community are not able to participate.
- ◆ Sub-Association Board Members may request the usage of a Yard Sale Banner for their community. The request form and detailed information are located on [www.SouthernHighlandsHOA.com](http://www.SouthernHighlandsHOA.com), in the Document & Forms Tab: *Request for Yard Sale Banner*.
- ◆ As a resident, you are able to rent up to (2) yard signs, free of charge.\* The request form with detailed information may be found on: [www.SouthernHighlandsHOA.com](http://www.SouthernHighlandsHOA.com) in the Document & Forms Tab: *Request for Yard Sale Sign*

\* There are a limited number of yard signs & banners, which will be distributed on a first come, first serve basis.

### MOBILE SHREDDING & DONATION DROP

SUN., OCT. 2 • 2 P.M. - 6 P.M.



Located at the S.H. Corporate Center Parking Lot at 11411 Southern Highlands Pkwy.

Bring your gently used donation items to help support Opportunity Village, who will be on location to receive your donation to help raise funds for their charitable initiatives. *Tax receipts will be available upon request.*

There will also be a complimentary paper shredding service for your document shredding needs.

**NO:** Cardboard products, plastic bags, large metal items including 3 ring binders.

**OK:** Paper clips, alligator clips, hanging file folders with small metal hangers.

## COMMUNITY CALENDAR

**Oct 6—Board Appeal Hearings**  
Beginning at 8:00 am (*tentative*)

**Oct 11—Compliance Hearings**  
Beginning at 6:00 pm

**Oct 26—Compliance Hearings**  
Beginning at 9:00 am

**Nov 8—Compliance Hearings**  
Beginning at 6:00 pm

**Nov 10—Board Appeal Hearings**  
Beginning at 8:00 am (*tentative*)

**Nov 16—Compliance Hearings**  
Beginning at 9:00 am

**Dec 6—Compliance Hearings**  
Beginning at 6:00 pm

**Dec 8—Board Appeal Hearings**  
Beginning at 8:00 am (*tentative*)

**Dec 14—Compliance Hearings**  
Beginning at 9:00 am

**Dec 26—Christmas Holiday Observed**  
Management Office Closed\*

\*When the Association Office is closed, homeowners may drop off payments or correspondence in the HOA Drop Box located on the west side of the Corporate Center building at 11411 Southern Highlands Parkway. If emergency assistance is needed, please call Security Dispatch at 702.614.1006.

**Nov 24-25—Thanksgiving Holiday Observed**  
Management Office Closed\*

**Contact Us**  
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