



Making A House A Home

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Today, people talk about “owning the experience” rather than the item. They want more from life than mere possessions. They want to thrive and feel a part of something more meaningful. The same is true when creating a place to call home. It’s easy to buy a house in a nice community, decorate it tastefully, maintain it, and forget to go any further. What makes that house a home isn’t the nice furniture inside, the perfectly green lawn out front, or mowing that last mortgage payment. It’s something more. That’s why families that move often crave a place to truly call home. “Home” generally includes more than the dwelling that you live in. It’s also the community that makes the residents living within it feel welcome and excited to be there.

Fortunately, there are many ways to transform your house and neighborhood into a home in warm, thriving community. Like exercising, it takes some effort and maybe pushing yourself beyond your com-

fort zone, but the rewards are worthwhile. Here are some ways to start:

- Shop locally for more than groceries;
- Talk to and get to know the owners of local restaurants, businesses, and shops;
- Attend board meetings to learn what your Association is working on and how you can participate;
- Join a club or committee with a cause that interests you;
- Meet your neighbors and get to know them well enough to wave “hello” often;
- Walk a different local park once a week to discover its unique features (*Southern Highlands has many*);
- Plan to attend the next community event (*Southern Highlands has a fantastic one planned for May 29—Memorial Day*).

It’s your community, own it. Get involved and experience all of it.

New Take on Neighborhood Watch

Home surveillance systems have become so easy to install and use that homeowners are installing them throughout their homes from their doorbell to the nursery. If you’ve already made this investment, you know how useful it is to have another set of eyes around your house. Now image a program designed to take advantage of the Valley’s abundance of video surveillance systems at homes and businesses to help reduce crime.



Metro has developed **Vegas SafeCam**, a volunteer program that invites homeowners and businesses to register their video surveillance cameras with the police department so recordings may be viewed when an event happens nearby and video footage may help to broaden the possible leads or provide valuable information. Metro does not “tap” into the surveillance system, and participant’s information is only requested for an official investigation. The registration process is quick and requires only basic contact information. Once registered, two things may happen. If a crime were to occur in your neighborhood, a police officer may contact you to look for possible leads. Alternatively, if you discover something yourself, you could contact LVMPD to have a police officer come to your property to view the footage. Working together, residents and police can reduce criminal opportunities and increase the possibility for capturing perpetrators. If you’re interested in registering, please click the Community Programs tab on Metro’s web page or enter the link www.lvmpd.com/CommunityPrograms/VegasSafeCam/tabid/597/Default.aspx. The Vegas SafeCam link is listed in the menu on the left of the page.

Mailbox Theft Prevention



Mailbox theft around the valley has been on the rise causing Metro and Federal Postal Inspectors to ask citizens for help in catching the brazen thieves who often strike in the middle of the day when neighborhoods are quiet. Since many mailboxes in Southern Highlands are owned by the US Postal Service, mail theft of these boxes is a federal matter involving US Postal Inspectors. When the theft involves privately-owned mailboxes, residents may contact Metro to report the crime by calling 311. In either case, mail tampering is a federal crime with penalties that range up to five years in prison and a \$250,000 fine.

Investigators ask that anyone who witnesses or is a victim of mail tampering or theft to report it as soon as possible after the incident. **Victims of mail break-ins and theft should call 877-876-2455 or**

file a report at <https://postalinspectors.uspis.gov/>. This unlisted toll-free phone number is for reporting mail crimes only. When making a report, please provide any information on license plate numbers, descriptions of vehicles and individuals, the location of the mailbox, and anything else that would help to capture the perpetrators.

Here are some tips for avoiding theft:

- Don’t send cash in the mail.
- Don’t leave out-going mail in your mailbox for pick up. Deposit it in a mail slot at the Post Office.
- Pick up mail promptly. Don’t leave it in your mailbox overnight. If you are expecting checks, credit cards or other valuable items, ask a friend or trusted neighbor to pick up your mail.
- If you change your address, notify USPS and anyone else you do business with by mail.



Taking the mystery out of the compliance process



Living in a common-interest community requires that all Owners abide by certain Covenants and Conditions that were recorded against the property prior to any purchase. The Covenants and Rules that govern life in Southern Highlands are set forth in the recorded Declaration of Covenants, Conditions, and Restrictions and Rules & Regulations. These documents were provided to each Owner at closing. If you need a copy of any Association document, please contact the management office.

A Courtesy letter is a notice from the Association informing the Owner that there may be a compliance matter concerning the property. The Associ-

ation comes with certain rules and regulations that are adopted and enforced to help the upkeep and appearance of the Community as a whole. Oftentimes, it is difficult for the Inspector or neighbors to determine if an issue is really a violation of the rules or simply a temporary matter that is being handled by the Owner. The letter provides an opportunity to work with the management team to get issues resolved.

If a Courtesy Letter is received, the Owner is strongly encouraged to phone the office for further information. If the photograph on the Courtesy Letter depicts an issue that can be easily resolved, the Board asks that the Owner follow the

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ABCs of HOAs



There are many misconceptions of why HOAs are formed, and the homeowner's role within the association. Knowing the basics can help make sense out of the puzzle.

All HOAs or community associations have similar characteristics. Membership in the association is mandatory and **A**utomatic for all owners. Membership begins when escrow closes, and it is tied to each property. Certain documents **B**ind all owners to be governed by the association. These Governing Documents are provided to each owner at the close of escrow and require mutual obligations to be performed by both the individual owners and the association. Mandatory assessments are levied on owners in order to operate the association and maintain its **C**ommon elements.

People choose to live in associations because sharing in the maintenance of their community and participating in the governance of it gives them more control over their property investment and lifestyle standard. This is because associations manage the common elements shared by all residents in the community including streets, streetlights, sidewalks, and landscape areas more closely than government municipalities. Associations also serve the interests of the members by focusing on what is important to the members, including protecting curb appeal or providing street sweeping. Each association is different based upon its members and their interests. This specialized governance of the association's expenses and interest allows homeowners to have a greater influence over their community and upholding property values.

corrective directions included in the Courtesy Letter prior to contacting the management office. Owners are welcome to photograph the property after the issue is corrected and to forward the photo on to the customer service staff at the management office.

A Hearing Notice is the Association's third attempt to inform an Owner that there may be a compliance issue concerning the property. As the file has been open with the Association for an extended period of time, the Board of Directors uses the Hearing Notice to formally invite the Owner to meet with the Compliance Committee and address the matter. Any Owner receiving a Hearing Notice is strongly encouraged to attend the Hearing.



Photo: manuelgross.bigoo.com

Tough Plants for Shady Spots

While Nevada trumps the state of Florida with the number for sunny days each year, many homeowners still find shady spots in their yards where nothing seems to want to grow well. These spaces can be difficult to fill because most plants that can withstand our heat also enjoy plenty of sun light. Fortunately, Daryl Miller with Par 3 Landscape Management has identified a variety of tough plants that are well-suited for spaces in the Southern Nevada gardens that do not receive full sun or a lot of sun light.

Vinca Minor
(Dwarf Periwinkle)



Trachelospermum asiaticum
(Asian Jasmine)



Shrubs under 4-inches Tall



Gardenia jasminoides
(Gardenia)



Ficus Pumila
(Creeping Fig)



Ophiopogon japonicus
(Monkey Grass/Mondo Grass)

Ruesellia Equisetiformis
(Coral Fountain)



Abelia 'Edward Goucher'
(Pink Abelia)



Magnolia Grandiflora
(Magnolia)



Shrubs 4-feet & Taller



Pittosporum tobira
(var. Mock Orange)



Phoenix Robelenii
(Dwarf Pygmy Palm)

If you're interested in planting one of these shrubs, you'll find them readily available at local nurseries or home improvement stores. However, don't forget to plan ahead and submit your architectural review application with the Association prior to making any changes to your landscape. Spring is planting season in Las Vegas and peak time for landscape improvements, so act early to complete your review by the time you're ready to dig in.



COMMUNITY YARD SALE

March 25 & Sun. March 26 • 7:00 a.m. - 2:00 p.m.

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

- Advertising on Facebook, Craigs List, the Review Journal, and other yard sale websites will list communities by name.
- Residents in gated sub-associations will need to contact their board for approval. Once your board approves it, they can arrange to open the gates for your community. *The gated golf course communities are not able to participate.*
- Southern Highlands residents may rent up to (2) approved yard signs, free of charge. The request form may be found on: SouthernHighlandsHOA.com in the Document & Forms Tab (Request for Yard Sale Sign).
- Sub-Association Boards may request the usage of a Yard Sale Banner for their community. The request form is also located on the Association's website in the Document & Forms Tab (Request for Yard Sale Banner).
- **There are a limited number of yard signs & banners, which will be distributed on a first come, first serve basis**

Clipart: opencilpart.org, ifitshipitshere.blogspot.com, and it.wiktionary.org

MOBILE SHREDDING UNIT & DONATION DROP

Sunday, March 26 • 2:00 p.m. - 6:00 p.m.

Located at the Southern Highlands Corporate Center Parking Lot: 11411 Southern Highlands Parkway

OPPORTUNITY VILLAGE'S DONATION DROP

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.

MOBILE SHREDDING UNIT

There will also be a complimentary shredding service for your document shredding needs. Shredding is only for paper. No cardboard boxes, plastic bags, or large metal items (including 3 ring binders.) You do NOT need to remove paper clips, alligator clips, or hanging file folders that have small metal anchors.



COMMUNITY CALENDAR

Mar 7 Compliance Hearings

Beginning at 6:00 pm

Mar 16 Board Meeting

10:00 am

Mar 22 Compliance Hearings

Beginning at 9:00 am

Mar 25 & 26 Spring Yard Sale

7:00 am—2:00 pm

Mar 26 Shred Day and Donation Drop

2:00 pm

Apr 4 Compliance Hearings

Beginning at 6:00 pm

Apr 19 Compliance Hearings

Beginning at 9:00 am

Apr 20 Board Appeal Hearings

Beginning at 8:30 am

May 4 Board Appeal Hearings

Beginning at 8:30 am

May 9 Compliance Hearings

Beginning at 6:00 pm

May 24 Compliance Hearings

Beginning at 9:00 am

May 29 Memorial Day Celebration

Association Office Closed in observance of Memorial Day*

*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.

[http://www.](http://www.southernhighlandshoa.com)

Contact Us

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Community Association**

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