

GEORGETOWN WEST

GTW

COMMUNITY NEWSLETTER

COMMUNITY
UPDATES

FALL REFRESH

LOCAL NEWS

BUSINESS SPOTLIGHT

SEPTEMBER 2024

ISSUE: 03

Monthly Newsletter

GTW - GEORGETOWN WEST



September 2024



Fall Refresh: Community Care & Repair

Following our recent update on community achievements, we're excited to share our plans for the upcoming fall season. Our focus remains on enhancing our community's aesthetics, functionality, and overall value.

Lighting the Way

One of our primary initiatives this fall is addressing the common area lighting. We've noticed that several lamp lights are missing or non-functional. Our maintenance team will be conducting a thorough inspection and replacing all missing or damaged lights with new, energy-efficient white lights. This upgrade will not only improve visibility and safety but also contribute to a more cohesive and attractive community appearance.

Pool Area Enhancements

Building on the excitement of Pool 6 construction, we're taking steps to improve all our pool areas:

1. **New Pool Furniture:** We're pleased to announce that delivery and installation of new pool furniture is scheduled for the coming weeks. This will provide comfortable and stylish seating options for all residents enjoying our pool facilities.
2. **Continued Maintenance:** We're maintaining our commitment to ongoing pool maintenance, ensuring all our aquatic facilities remain in top condition for year-round enjoyment.

Expanding Our Newsletter

In line with our efforts to create new income streams, we're launching a big push for additional advertisers in our community newsletter. This initiative serves two purposes:

- It provides local businesses with an opportunity to reach our residents.
- It generates additional revenue for our community, which can be reinvested in further improvements.

We encourage community members to spread the word about this advertising opportunity to local businesses they frequent or own.

Ongoing Initiatives

We continue to make progress on previously announced projects:

- Pool 6 construction is proceeding as planned.
- Roof repairs are being carried out as needed.
- Our new communication channels continue to facilitate better interaction between residents, management, and the Board.

Looking Ahead

As we move into the fall season, we're committed to maintaining the momentum we've built. Our focus on fiscal responsibility, community enhancement, and transparent communication remains unwavering. We thank you for your continued support and involvement in making our community a wonderful place to live. As always, we welcome your feedback and ideas for future improvements.

GTW Board of Directors

In this newsletter you can expect:

Community Updates

Fall Refresh

Pool 6 Update

Blast from the Past

A Word from your Property Manager

Local Business Spotlight



Community Updates from your Board of Directors

As autumn arrives, we're excited to share our community's "Fall Refresh: Community Care & Repair" initiative.

It's been a month since our last update, and we have exciting developments to report. We've made significant headway in our community enhancement projects. Our ongoing renovations are progressing well, with several key amenities nearing completion. These improvements will enhance our shared spaces and provide new opportunities for community engagement.

We're thrilled with our progress and the growing sense of community spirit. Your continued support during these improvements has been invaluable. Our commitment to creating a vibrant, comfortable, and caring community for all residents remains strong.

We look forward to seeing you at our upcoming events and hearing your thoughts on our progress

Warm regards



Pools Update

We're excited to share an update on the ongoing pool improvements:

- **Pool 6:** Construction is progressing well, and we are now approximately 5-6 weeks away from having it fully operational. The long-awaited reopening is just around the corner!
- **All Pools:** In addition to these repairs, we are upgrading the pool furniture across all pool areas. New, modern pieces have been selected to enhance both comfort and style, creating a more enjoyable atmosphere for residents. The new furniture is expected to arrive in the next few weeks, and we're confident it will elevate your overall pool experience.

We appreciate your continued patience and look forward to unveiling improved pool facilities for everyone to enjoy soon!



Local News

Las Vegas Art Museum Coming by 2028

Las Vegas is set to get its own art museum by the end of 2028, led by Elaine Wynn and Roger Thomas. At a City Council meeting, they announced plans for the Las Vegas Museum of Art, to be located in Symphony Park. Architect Francis Kéré will design the 90,000-square-foot space, which will include exhibits, a café, a gift shop, and an outdoor promenade.

The project, costing \$150 million, has secured half of its funding goal, with support from grants, sponsors, and donations. Construction is expected to begin in 2026, with a completion target of 2028.

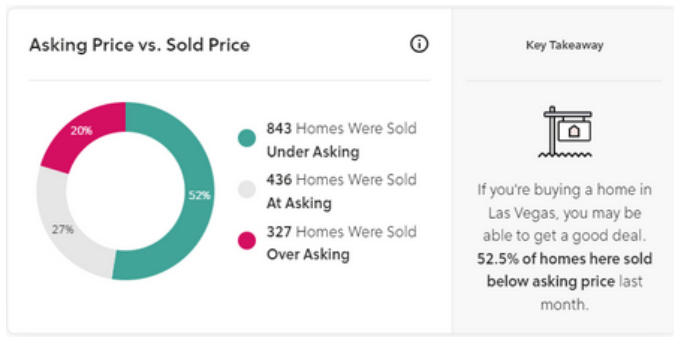
Local Market Report, August 2024

As we move through 2024, we'd like to provide you with a quick update on our local housing market. Las Vegas continues to be a seller's market, with homes selling faster and at higher prices than before. As of August 2024, the median sold price has reached \$425,029, marking a significant 6.3% increase from last year. This translates to a median price of \$251 per square foot, highlighting the robust nature of our local real estate market.

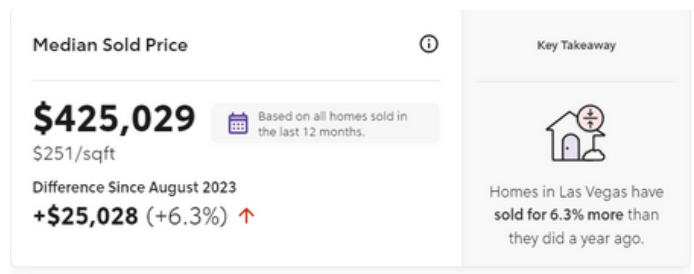
In terms of housing supply, we've seen some interesting shifts. The number of available homes for sale increased by 10.1% from July to August 2024, bringing the total to 8,057 listings. This increase in inventory might provide more options for potential buyers. However, it's worth noting that the number of homes sold actually decreased by 11.8% in the same period, suggesting a potential cooling in buyer activity.

When it comes to selling trends, there's a mix of news for both buyers and sellers. Interestingly, 52% of homes sold below asking price, which could be seen as a positive sign for those looking to purchase. The average time on market is now 29 days, slightly faster than last year, indicating that desirable properties are still moving quickly. In fact, 66% of homes sold within 30 days, showcasing the competitive nature of our market.

Of particular interest to both buyers and sellers is the recent shift in interest rates. After a period of increases, the Federal Reserve has recently signaled a more dovish stance, leading to a decline in mortgage rates. This drop in rates has significant implications for our housing market. Lower mortgage rates typically translate to increased buying power for potential homeowners, as they can afford more house for the same monthly payment. This could stimulate demand, potentially leading to more competition for available homes and supporting current price levels. For sellers, this environment could mean a larger pool of qualified buyers and potentially faster sales. For buyers, while the increased affordability is a plus, it might also mean facing more competition in bidding situations. It's worth noting that even small changes in mortgage rates can have a substantial impact on monthly payments and long-term costs of homeownership. However, it's crucial to remember that the housing market is influenced by many factors beyond just interest rates. Local economic conditions, job market trends, and overall housing supply also play significant roles in shaping market dynamics. As always, individual circumstances can vary greatly in real estate transactions. For personalized advice tailored to your specific situation, we recommend consulting with a local real estate professional and a mortgage advisor to understand how these changes might affect your particular case.



Summary: A total of 1,606 homes were sold or pending in Las Vegas in August 2024, down by 11.8% month-over-month. Of the 1,606 sold homes, 52% were sold under asking, 27% were sold at asking, and 20% were sold over asking.



Summary: The median home sold price in Las Vegas was \$425,029 in August 2024, up 6.3% from last year, and the median price per square foot was \$251.

Disclaimer: The data relating to real estate on this web site comes in part from the INTERNET DATA EXCHANGE Program of the Greater Las Vegas Association of REALTORS® MLS.GLVAR MLS deems information reliable but not guaranteed.

89109 Housing Market Overview

0.1% 1-year Market Forecast (August 31, 2024)

248 For sale inventory (August 31, 2024)

58 New listings (August 31, 2024)

0.977 Median sale to list ratio (July 31, 2024)

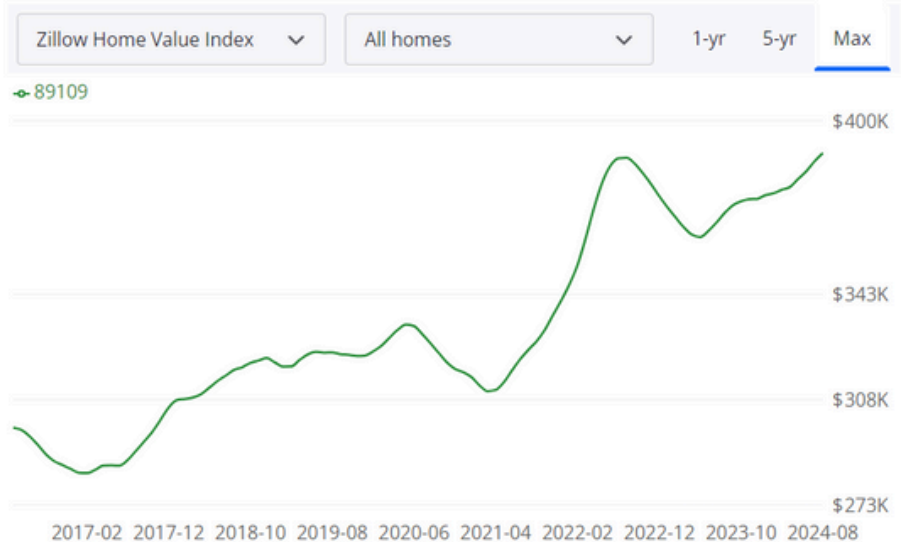
\$392,750 Median sale price (July 31, 2024)

\$459,900 Median list price (August 31, 2024)

7.3% Percent of sales over list price (July 31, 2024)

70.1% Percent of sales under list price (July 31, 2024)

33 Median days to pending (August 31, 2024)





A Word from your Property Management Team

Using Integrity and Intuition to Choose the Right Road

Do you have “integrity?” Are you honest and do you behave ethically even behind closed doors? Do you always “do the right thing?” As community association professionals and volunteer board members who must act in the best interest of the communities in our care, ethics and integrity play an important role. While many situations are black and white, sometimes we find ourselves in a pickle - wavering on the best course of action. Perhaps something seems clear but doesn't feel right or vice versa. Beyond what we're told may be a violation of ethical standards in the community association world, there's an intuitive factor that is hard to ignore.

Our “intuition” or “gut” is the body's way of letting us know a situation needs attention. If something feels wrong, it probably is. Sounds easy enough, but we often ignore our feelings. Integrity and intuition can serve us well when paired together. Several quotes came to mind that can help start the conversation we need to have with ourselves when faced with dicey situations, to help us choose the right road:

“If you're wrong, own up to what you didn't do right. That's how you learn and earn respect.” - Unknown

Everybody makes mistakes. Owning up to it is key, but so is learning from it. We can choose to embrace the lessons. Although there are some of us who think we are never wrong (ha ha), taking ownership of how we show up in business and in life, is one of the secrets of success.

“If you don't want anyone to find out, don't do it.”- Chinese Proverb.

Our reputation lets the world know who we are, but one bad decision can have a lasting impact. It doesn't matter if someone did something unsavory and got away with it: if it doesn't feel right it's not right for you.



This final quote sums it up. **“Do the best you can until you know better. Then when you know better, do better.”- Maya Angelou**

Even the most seasoned managers learn new things. Educated board members make informed decisions that backfire. Our legal experts even call their advice, “opinion.” Persons of integrity strive to be the best every single day, knowing that we are all doing the best we can from where we currently are. We'll learn a lesson, and then we'll learn another. That's how we grow. And by pairing that we have learned with our intuition, not only do we feel good about choosing the right road, we enjoy the ride as well.

June Heydarian

Continue reading at:

<https://online.fliphtml5.com/zsxmb/ldue/#p=12>



Election Season: Understanding Political Sign Regulations

As election season approaches, it's important for residents to be aware of the guidelines surrounding political signs in our community. While political expression is a valued right, there are specific rules in place to maintain the aesthetic and orderly appearance of our shared spaces. As we navigate this period, let's remember that we may have our differences of opinion, but at the end of the day, we are all neighbors. We encourage love and understanding despite our differences. Our community thrives when we respect each other's views while also adhering to our shared guidelines, fostering an environment of mutual respect and civic engagement.

Political Sign Guidelines

The following regulations apply to the display of political signs within our community:

1. Signs may be allowed in accordance with applicable state statute.
2. Size restrictions: Signs must not exceed 24" x 36" in dimension.
3. Location restrictions:
 - o Signs are not permitted on Private Property or Common Areas without prior written consent from both the property owner and the Association.
 - o These restrictions apply specifically within the LVICCE (Las Vegas International Country Club Estates).
4. Unit Owners' rights: Unit Owners may display signs on their exclusive use property.
5. Time frame for display:
 - o Signs may be put up starting from the date when ballots are mailed.
 - o All signs must be removed no later than 24 hours after the election concludes.

Please note that these guidelines are in place to ensure fairness and maintain the community's appearance while respecting individual expression during the election period. Adherence to these rules helps create a balanced and respectful environment for all residents. For any questions or clarifications regarding these guidelines, please contact the Association's office.



Spreading Holiday Cheer: Guidelines for Seasonal Decorations

As the holiday season approaches, we'd like to remind everyone of our holiday decoration guidelines to ensure our community remains festive yet comfortable for all residents.

Timeframes for Displays

"The acceptable time frame to display fall holiday decorations is October 1st until December 1st. Winter holiday decorations may be displayed from November 15th until January 15th. All other holiday decorations must be displayed no more than ten (10) days prior to the day of the holiday and must be removed within ten (10) days after the holiday."

Decoration Placement

"Holiday decorations are not to be placed on any tree, plant, shrub, or bush in any Common Area."
"At no time are holiday decorations to be placed on roofs or any other location which would create a nuisance."

Consideration for Neighbors

"Residents must make every effort to ensure that lights, particularly blinking lights or very bright lights, do not disturb other residents. Any disturbance caused by lighting or other decorations must be immediately rectified."

We appreciate your cooperation in following these guidelines. They help ensure that everyone can enjoy the holiday season while maintaining the beauty and harmony of our community.

If you have any questions, please contact the HOA board and/or Sage Management. Happy decorating, and happy holidays!



JLV Detailing LLC: Your Trusted Premium Car Wash

Shine On with JLV Detailing LLC: Your Trusted Premium Car Wash

Looking for a car wash that combines convenience, quality, and exceptional service? Look no further than JLV Detailing LLC, your local premium car wash with over 23 years of experience in keeping vehicles spotless and shining.

A Legacy of Excellence

For more than two decades, JLV Detailing has been a staple in our community, providing top-notch car washing services. Their longevity is a testament to their commitment to quality and customer satisfaction.

The JLV Difference

What sets JLV Detailing apart? It's their unwavering attention to detail. The owner and staff are known for their friendliness and meticulous approach to every vehicle they service. They understand that your car is more than just a mode of transportation—it's an investment that deserves the best care.

Unbeatable Convenience

Located in the LVAC parking lot at the corner of Maryland and Liberace, JLV Detailing offers unparalleled convenience. Simply drop off your car before your workout or errands, and return to a gleaming, clean vehicle. Their efficient process allows you to pay after the service, ensuring your satisfaction every time.

Experience the JLV Detailing Difference

Don't just take our word for it—experience the JLV Detailing difference for yourself. Whether you're preparing for a special event or just maintaining your car's appearance, their premium service will exceed your expectations. Check them out today and give your car the pampering it deserves!

Visit JLV Detailing LLC at:

**2655 S Maryland Pkwy
Las Vegas, Nevada 89109**
(LVAC Parking Lot)

For more information or to schedule an appointment, contact Luis:

Phone: (702) 204-6967



Thank you for reading!

<p>GTW - GEORGETOWN WEST</p>	<p>7455 ARROYO CROSSING PKWY., SUITE 220 LAS VEGAS, NV 89113</p>
<p>YOUR BOARD OF DIRECTORS: Andrew Jewkes - PHASE I Liz Smith - PHASE I Joeyline Gold - PHASE II Mark Rowe - PHASE II Alex Vazquez - PHASE III Christina Latino - PHASE III Email: gtwlvc.contact@gmail.com</p>	<p>YOUR PROPERTY MANAGEMENT: June Heydarian - Sage Management Email: hoa@sagemanagementnv.com Phone Number: 702-848-3418</p>

Disclosure:

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CAR WASH

JLV Detailing LLC

Premium Car Wash

Located in the LVAC Parking Lot

@Maryland & Liberace

Open Daily 8AM - 5PM

Call Luis to schedule an appointment

702.204.6967



DINING

Arawan Thai Bistro

953 E Sahara Ave E-14

Las Vegas, NV 89104

702.734.7799

<http://arawanthaibistrolv.com/>

Balkan Bar & Grill

953 E Sahara Ave B-26

Las Vegas, NV 89104

702.902.6677

<http://arawanthaibistrolv.com/>

Brasa Roja

Cocina Colombiana

953 E Sahara Ave E-27 A/B

Las Vegas, NV 89104

702.836.0815

<http://www.brasarojalv.com/>

Sista Kim's Kitchen

Soul Food, American

953 E Sahara Ave D-112

Las Vegas, NV 89104

702.462.5790

La Vecindad

Pico de Gallo

953 E Sahara Ave E-27

Las Vegas, NV 89104

702.431.0056

<https://lavecindadlv.com/>

Vickie's Diner

953 E Sahara Ave A-2

Las Vegas, NV 89104

702.444.4459

<https://www.vickiesdiner.com/>

ENTERTAINMENT

The Composers Room

953 E Sahara Ave E-1A

Las Vegas, NV 89104

866.271.6157

<https://thecomposersroom.com/>

The Las Vegas Cue Club

953 E Sahara Ave 15A

Las Vegas, NV 89104

702.735.2884

<https://thelasvegascueclub.com/>

STORES

XO Mini Mart & Liquor

953 E Sahara Ave F

Las Vegas, NV 89104

702.836.9990

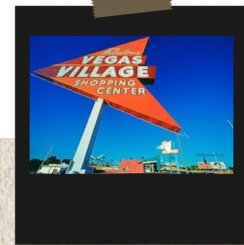
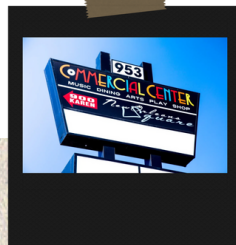
W Market

Korean Market

953 E Sahara Ave A7

Las Vegas, NV 89104

702.866.2401



As we celebrate our community's rich history, we'd like to share some fascinating details about our neighborhood's roots and the surrounding area.

Did you know that our community is nestled near a piece of Las Vegas history? The Commercial Center, built in 1963, was Las Vegas's first premier outdoor shopping destination. Located just across from where the original Las Vegas Park speedway once thrilled racing fans, this center was designed to serve our growing community.

Interestingly, the Commercial Center opened before many of the big-name stores we know today. It predated Walmart by several years and was inspired by successful shopping centers in Kansas City and Minnesota. The designers aimed to create a space that wasn't just for shopping, but for community gathering.

Our neighborhood has always been at the heart of Las Vegas's growth. Nearby, the Las Vegas Country Club Estates and International Golf Course opened in 1967, adding to our area's appeal.

It's amazing to think that our community has been part of Las Vegas's transformation from a small desert town to the vibrant city we know today. The Commercial Center, now valued at over \$100 million, stands as a testament to our area's enduring appeal and growth.

As we continue to improve and maintain our own community, it's inspiring to remember that **we're part of a neighborhood with such a rich and interesting history.** We're not just homeowners; we're caretakers of a piece of Las Vegas heritage.

We hope you found this glimpse into our area's past as fascinating as we did. Here's to many more years of community growth and shared history!

Since
1967

Advertising Rates

ADVERTISING RATE CARD



AD SIZE PLACEMENT RATES

AD SIZE	COST PER MONTH
Vendor Listing:	\$20 per month
Quarter-Page Ad:	\$50 per month
Half-Page Ad:	\$150 per month
Full-Page Ad:	\$300 per month

*Pay for six months in advance and get an extra month free.

SPECIFICATIONS

Vendor Listing:	NAME/LOGO/CONTACT
Quarter-Page Ad:	3 3/8 X 4 7/8
Half-Page Ad:	3 3/8 X 10
Full-Page Ad:	8 1/2 X 11 1/8

Are you looking to promote your business or services to our engaged community? We invite you to explore advertising opportunities in our newsletter, which offers a range of options to suit various needs and budgets.

Whether you're interested in a vendor listing, quarter-page ad, half-page ad, or full-page ad, we have a spot for you. For more information about our advertising packages and how to get started, please contact us at gtwlvcc.contact@gmail.com.

Don't miss the chance to reach our audience and grow your business. We look forward to working with you!

PAYMENT INFORMATION

Invoices are sent per issue after publication. We accept pre-payment for your convenience.

Questions about AD Design and Submissions :
Email gtwlvcc.contact@gmail.com