

GEORGETOWN WEST

# GTW

COMMUNITY NEWSLETTER

**COMMUNITY  
UPDATES**

**A NEW CHAPTER  
OF PROGRESS**

**POOL 6  
COMPLETION**

**LOCAL NEWS**

**BUSINESS SPOTLIGHT**

NOVEMBER 2024

ISSUE: 05

# Monthly Newsletter

GTW - GEORGETOWN WEST

November 2024



## Celebrating Our Community's Achievements: A New Chapter of Progress

Following last month's update, we are thrilled to announce several major accomplishments that demonstrate our community's renewed commitment to excellence and improvement.

### Pool 6: A Symbol of Community Achievement

In a landmark achievement for our community, Pool 6 construction has been successfully completed! This milestone represents far more than just a new amenity – it symbolizes the beginning of an exciting new era where our community is actively getting things done. The completion of this long-awaited project showcases our ability to turn plans into reality and sets a positive precedent for future improvements.

### Lighting Enhancement Project: Mission Accomplished

We're pleased to report that our comprehensive lighting project has been successfully completed. The new lighting system now provides a more homogeneous look throughout our community, enhancing both the aesthetic appeal and security of our common areas. The uniformity of lighting has transformed our nighttime environment, creating a more cohesive and welcoming atmosphere for all residents.

### Enhanced Security Measures

In our ongoing commitment to community safety and asset protection, we've completed crucial repairs to the fences surrounding all pool areas. These improvements not only enhance security but also contribute to the overall aesthetic appeal of our recreational spaces.

### Newsletter Success

Our community newsletter continues to exceed expectations, providing a consistent and growing source of additional revenue. This success demonstrates the value of effective communication while contributing to our financial stability.

### Looking Forward

These completed projects represent more than just physical improvements – they showcase our community's renewed ability to execute plans efficiently and effectively. As we move forward, we remain committed to maintaining this momentum and continuing to enhance our community's value and livability.

### In this season of Thanksgiving, we want to express our sincere gratitude to all residents for your patience, support, and active participation in making these improvements possible.

Your commitment to our community's success has been instrumental in achieving these milestones. Together, we're building not just better amenities, but a stronger, more vibrant community for all.

*The Board of Directors wishes everyone a joyful Thanksgiving season and looks forward to continuing our shared journey of community enhancement.*

*GTW Board of Directors*

In this newsletter you can expect:
Community Updates
A New Chapter of Progress
Pool 6 Completion
Blast from the Past
A Word from your Property Manager
Local Business Spotlight



## Community Updates from your Board of Directors

We are thrilled to announce that Pool 6 construction has been successfully completed!

**After years of anticipation, this significant project has reached its conclusion, marking a triumphant moment for our community.**

We invite you to be part of this exciting milestone as we prepare for the grand inauguration celebration.

**Keep an eye on your inbox for the official invitation coming soon.** Your patience and support throughout this project have been instrumental in its success, and we look forward to celebrating this achievement together as we continue to enhance our community.

*GTW Board of Directors*



**HOLIDAYS HANDLED**

**POUR WITH CONFIDENCE THIS HOLIDAY SEASON!**

KELLYSOMM HAS CURATED THE PERFECT 6-PACK FOR YOUR HOLIDAY CELEBRATIONS—A RIOJA, A CAVA, AND A VINHO VERDE, OFFERING A RED, WHITE, AND SPARKLING WINE TO PAIR PERFECTLY FOR YOUR HOLIDAY SEASON.



**WITH EVERY \$120 SPEND, WE'RE GIFTING A COMPLIMENTARY BOTTLE OF MESTRES CAVA—THAT'S 7 BOTTLES IN TOTAL.**

A 6-PACK OF WINE WILL POUR FOR UP TO 60 GUESTS.

**WWW.KELLYSOMM.COM**



**Sip - Love - Learn - Buy**

**Spirits & Spice Las Vegas, NV**  
\$15 per person

*10% discount is applied to a store purchase.*




**Local News**

**Spirits & Spice Las Vegas Whiskey Experience**

Date: November 28,, 2024  
Time: 4:30 p.m. to 5:00 p.m.

A whiskey-tasting experience like no other!

"Taste some of the finest whiskeys on a 30-minute guided tour."

Whether you know nothing about whiskey, know a little something and want to know more, or just want to impress your friends with interesting facts, the Spirits & Spice Whiskey Experience is the place to be. Your experience will include small samples of whiskey from around the world and expert knowledge from our enthusiastic team members. Get ready to send your taste buds on a flavor tour!

All participants will receive 10% off an in-store purchase during the event.

\*Must be at least 21 years old to attend  
Learn more at [www.SpiritsandSpice.com](http://www.SpiritsandSpice.com)



## Pool 6: A Symbol of Community Achievement

**We are overjoyed to announce a historic milestone for our community: the successful completion of Pool 6 construction!** This achievement is far more than the addition of a new amenity—it is a transformative moment that marks the beginning of a dynamic new chapter for our neighborhood. It reflects not only our shared determination but also our ability to turn aspirations into tangible results.

The vision for Pool 6 has long been a dream for many, representing years of hopes, planning, and anticipation. What once felt like a distant goal has now become a reality, standing proudly as a symbol of what our community can achieve when we work together. Beyond being a place to cool off or enjoy leisure time, Pool 6 embodies the spirit of progress, showcasing what is possible when dedication, collaboration, and perseverance converge.

This project is about more than just recreation—it's about creating spaces that bring us closer, fostering connections, and enhancing the overall quality of life for everyone in our neighborhood. **The successful completion of Pool 6 demonstrates that we are a community of action, capable of overcoming challenges and seeing projects through to completion.** It sets a positive and inspiring precedent for future endeavors, proving that with shared vision and commitment, there's no limit to what we can achieve.

As we celebrate this significant accomplishment, let it serve as a reminder of the brighter future we are building together. Pool 6 is more than a physical space—it's a symbol of our collective strength, our progress, and the many possibilities that lie ahead for our growing and thriving community.

Keep an eye on your inbox for the official invitation coming soon. Your patience and support throughout this project have been instrumental in its success, and we look forward to celebrating this achievement together as we continue to enhance our community.

*GTW Board of Directors*



## Trash & Recycling

**In an effort to reduce spending, we've identified a simple way to significantly reduce our costs related to trash removal and recycling.** However, this solution requires a team effort from everyone in the community. By being mindful of how we dispose of trash and recyclables, we can avoid unnecessary penalties and lower expenses..

### These charges are incurred when:

- Refuse or Recycle dumpsters are overfull
- Trash is disposed of in the recycle dumpster
- Disallowed articles are disposed of such as non-recyclable materials in the recycling dumpster or non-household trash in the refuse dumpsters

To avoid these fines as a community we can:

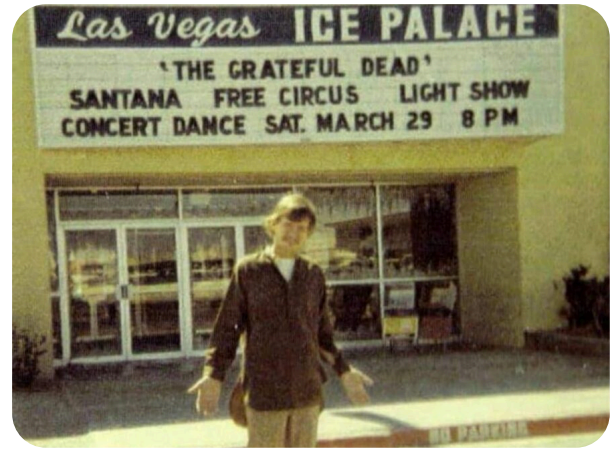
- Reduce the volume of trash by breaking down all containers and boxes including plastic jugs, milk, juice and soup cartons, cans etc.
- Reduce the amount of trash by using reusable containers wherever possible
- Being aware of what is and is not allowed in the recycle dumpster

Items which are considered recyclable are:

- Paper that is not shredded or soiled
- Cardboard
- Cardboard boxes that have not container food or liquid (please break down **all** boxes to conserve space in the dumpster)
- Cans
- Plastic containers #1 - #7
- Empty glass bottles or jars

Plastic bags and trash bags are not allowed in the recycle dumpster. Smaller recycle items can be placed together in a paper bag. Remember, the recycle dumpster has the big green hand on it. Other household trash and packing materials like Styrofoam belong in the refuse dumpsters. Household trash excludes electronics, curtain rails, furniture, building materials, and paint supplies. Consider donating these items to Goodwill on Maryland Parkway or Habitat for Humanity Las Vegas Restore on Sahara. Alternatively, search for 'Junk Removal' services like LV Junk and Hauling. If you miss trash pick up day, a dumpster is available within the enclosure at the east end of Tam O Shanter. The fence behind the recycle dumpster is lower for access. If trash receptacles in your area are full, take excess trash to these dumpsters. While receptacles aren't assigned to specific homeowners, please be a good neighbor and dispose of excess trash properly.

Let's work together for our community!



COMMERCIALCENTERDISTRICT.COM

## The International Ice Palace: Where Ice Shows Met Rock Legends

Built in 1962, **the International Ice Palace emerged as a unique entertainment venue in Las Vegas** under the partial ownership of Ruby Weiss, who also held stakes in the Riviera Hotel. In 1967, promoters Michael Tell and Dick Lepre transformed the 60,000-square-foot ice rink into a revolutionary concert venue by laying wood flooring over the ice, creating a space that could accommodate 4,000 people. This innovation would forever change Las Vegas's music landscape.

The venue hosted legendary performances between 1968 and 1983. The Doors' historic performance drew an estimated 8,000 fans in October 1969, doubling the venue's capacity. Other iconic acts included Jerry Garcia and the Grateful Dead bringing their psychedelic sound to the desert, a 21-year-old Carlos Santana delivering his Latin-infused rock, and Bob Marley at age 28 introducing reggae to Las Vegas. The venue's final notable performances included The Cure and Depeche Mode during their groundbreaking 1983 tours.

Originally home to the Ice Capades Las Vegas in the 1960s, the venue later became Playland Skateland in the 1970s and eventually Las Vegas Roller Hockey. With over 70 concerts during its prime years, the International Ice Palace played a pivotal role in bringing mainstream rock music to Las Vegas, establishing itself as one of the city's most influential entertainment venues.

# Las Vegas Housing Market Snapshot: October 2024

## Market Overview

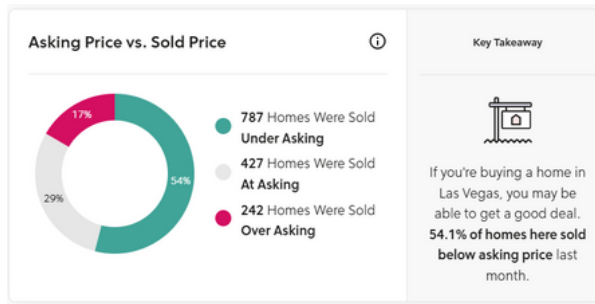
Las Vegas continues to demonstrate remarkable resilience in its real estate market, maintaining a strong seller's market position. The median home price has risen impressively to \$429,997, representing a substantial 7.5% year-over-year increase. This growth reflects the city's ongoing attractiveness to both investors and homebuyers, driven by its dynamic economic landscape and continued population growth.

## Comprehensive Market Insights

The housing market shows promising dynamics, with home prices averaging \$253 per square foot. Housing inventory increased to 8,328 homes, a 11.3% growth providing more options for potential buyers while maintaining market competitiveness.

## Detailed Sales Dynamics

A total of 1,457 homes were sold during the month, representing a 3.5% month-over-month increase. The sales landscape reveals intriguing negotiation patterns, with 54% of homes selling below asking price. This suggests a slight cooling of the previously extreme seller's market, offering more balanced opportunities for buyers. The average time a home spends on the market has increased to 37 days, a 16.4% increase from the previous year, yet 58% of homes still sell within 30 days, demonstrating the market's underlying strength and desirability.



Summary: A total of 1,457 homes were sold or pending in Las Vegas in October 2024, up by 3.5% month-over-month. Of the 1,457 sold homes, 54% were sold under asking, 29% were sold at asking, and 17% were sold over asking.

## Price Growth Across Home Sizes

The market shows varied growth rates across different home sizes, reflecting diverse buyer preferences and investment strategies:

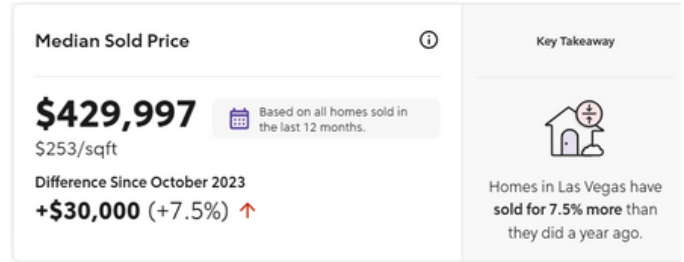
- One-bedroom homes: 3.7% increase
- Two-bedroom homes: 6% increase
- Three-bedroom homes: 6.4% increase
- Four-bedroom homes: 7.4% increase
- Five-bedroom and larger homes: 9.7% increase

This differentiated growth suggests a robust market with opportunities across various property types and investment levels.

## Strategic Implications

For potential buyers and investors, the current Las Vegas real estate market offers a balanced environment. While the market remains favorable to sellers, the increasing days on market and percentage of homes selling below asking price indicate a gradual move towards a more balanced market.

*Note: Real estate markets are inherently dynamic. Potential buyers and sellers are advised to conduct thorough research and consult with local real estate professionals for the most current and personalized insights.*



Summary: The median home sold price in Las Vegas was \$429,997 in October 2024, up 7.5% from last year, and the median price per square foot was \$253.

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

📈 **0.6%** 1-year Market Forecast (October 31, 2024)

**254** For sale inventory (October 31, 2024)

**47** New listings (October 31, 2024)

**0.971** Median sale to list ratio (September 30, 2024)

**\$388,917** Median sale price (September 30, 2024)

**\$464,933** Median list price (October 31, 2024)

**7.3%** Percent of sales over list price (September 30, 2024)

**71.7%** Percent of sales under list price (September 30, 2024)

**49** Median days to pending (October 31, 2024)





## A Word from your Property Management Team

### The Evolution of HOA Management: Key Pillars for Success

Community Association Management/HOA Management is evolving significantly due to the increasing demand for well-maintained properties and the ever-changing regulations governing communities. In this dynamic landscape, experienced and forward-thinking managers are essential to navigate the complexities of this field. To excel in HOA (Homeowners Association) management, professionals must keep abreast of current trends and anticipate how HOA regulations may change. This blog post discusses the four key pillars for successful Community Association Management: communication, integrity, education, and a forward-thinking perspective.

#### 1. Effective Communication

Communication is often cited as the key to success, but it's not just about what is communicated; it's how it's communicated. Professional, respectful, and insightful communication is crucial for fostering positive relationships and advancing the business.

#### 2. Integrity in Management

Integrity is a fundamental element of Community Association Management, involving honesty, transparency, and accountability.

#### 3. Ongoing Education

Continual education is a cornerstone of successful HOA management. Being well-versed in HOA regulations, laws, and procedures equips managers to guide boards toward decisions that benefit the association.

#### 4. Forward-Thinking Perspective

Community Association Management constantly evolves, so embracing change and preparing for new challenges and opportunities is crucial.

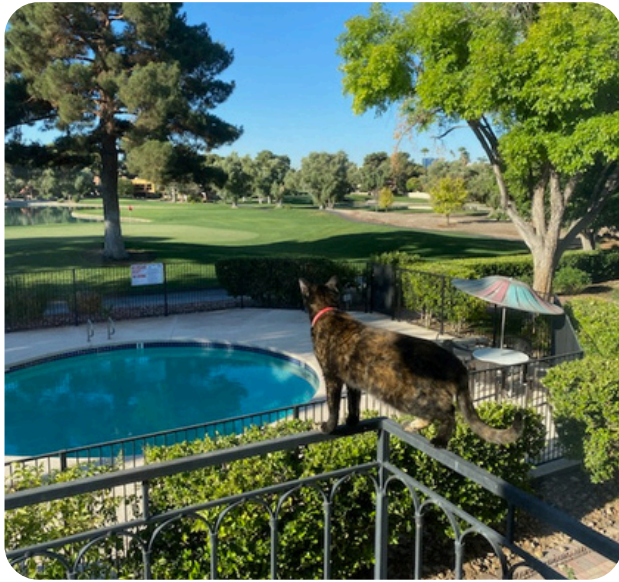


In the evolving landscape of Community Association Management, the pillars of communication, integrity, education, and forward-thinking perspective are essential for success. Professionals who embody these principles can navigate the challenges, anticipate changes, and contribute to the growth and well-being of their communities. By maintaining these key pillars, CAM managers can ensure their communities remain attractive, well-maintained, and compliant with the ever-changing regulations, creating a better experience for all.

*June Heydarian*

Continue reading at:

<https://sagemanagementnv.com/blog/f/the-evolution-of-community-management>



## PET CORNER

### Meet Monkey!

Monkey is a tortoiseshell lady of petit stature who loves people and engaging conversation. She is outspoken and often chimes in when her purrson has company. Not only a great conversationalist, she's pretty smart too. She'll tell you which hand a treat is hidden in with a soft touch of her paw. She's has an active social life with regular visits to her neighbor's Zazu, Xena and Onyx who always seem to have something yummy on hand to enjoy.

One of Monkey's favorite activities is to take her purrson for a walk. (Naturally she keeps said purrson on a lead). However, this does become rather cumbersome when she feels the urge to pursue another favored activity – bird catching. For some unfathomable reason her purrson seems vehemently opposed to this! Monkey has to settle for bird watching from the balcony instead, overlooking the beautiful golf course.

Monkey's life was not always in such an idyllic and safe place filled with love and catnaps in the sun. She was rescued 3 years ago as a yearling by a volunteer from the non-profit organization Homeward Bound Cat Adoptions. She was fostered and later adopted by her foster person. The moment she walked into the house she knew that this would be her fur-ever home.

So, if you're out and about and bump into Prue and Monkey, stop for a chat she'd really love that. She may even allow you to pet her, but that's not guaranteed. She is a cat after all.



## F1 RETURNS TO LAS VEGAS

### NOVEMBER 21-23, 2024

**Formula 1® returns to the Sports and Entertainment Capital of the World from November 21-23, 2024**, for a weekend of thrilling action and spectacle. Don't miss this must-see event as Las Vegas takes center stage for the most exciting race of the year.

The Las Vegas Grand Prix features a 3.8-mile circuit that winds past iconic landmarks, legendary casinos, and world-class hotels. Cutting through the neon-lit heart of The Strip, the track provides a dazzling backdrop as drivers hit breathtaking speeds of up to 217 mph.

**More than just a race, the Las Vegas Grand Prix combines the excitement of F1® with the city's unparalleled energy.** With exclusive parties, live entertainment, and interactive fan zones, the event celebrates speed, luxury, and the vibrant spirit of Las Vegas. Whether you're a lifelong racing enthusiast or a fan of world-class events, the 2024 Las Vegas Grand Prix is an experience like no other.

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**LVAC**  
LAS VEGAS ATHLETIC CLUB

Open Everyday  
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Located in the Las Vegas Athletic Club Parking Lot @ Maryland & Liberace

More Information  
702-204-6967

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## Meet Your Board of Directors: Alan Diaz - Phase III

**Alan Diaz, a proud Las Vegas native, has always been inspired by the vibrant energy of his hometown.** Growing up in this dynamic city, Alan cultivated a love for connection, exploration, and making a positive impact. A graduate of Valley High School—just blocks away from Georgetown West—his journey has been marked by academic achievement, personal growth, and an unwavering commitment to his community.

After earning a degree in International Business and Marketing from the University of Nevada, Las Vegas (UNLV), Alan broadened his horizons with a global perspective and a strong foundation in communication and strategy. These skills have driven his professional success and informed his passion for leadership and service.

Beyond his professional endeavors, Alan embraces an adventurous spirit. He loves traveling to new destinations, immersing himself in different cultures, and seeking inspiration from the world around him. When he's not exploring, he enjoys snowboarding and spending time on the serene waters of Lake Mead, where boating is one of his favorite pastimes. These passions keep him grounded, energized, and connected to the beauty of life.

Alan is now channeling his enthusiasm into serving as a volunteer member of the Georgetown West board of directors. He is excited to contribute his skills and dedication to fostering collaboration, addressing community needs, and promoting an inclusive, thriving environment for all residents.

With a deep love for his city and a zest for life, Alan Diaz is ready to give back to the community that has shaped him. He sees his role on the board of directors as an opportunity to create meaningful connections, support growth, and ensure Georgetown West remains a wonderful place to call home.

*Alan Diaz*

### **YOUR BOARD OF DIRECTORS:**

Andrew Jewkes - PHASE I

Liz Smith - PHASE I

Joeyline Gold - PHASE II

Alan Diaz - PHASE III

Alex Vazquez - PHASE III

Christina Latino - PHASE III

### **Email:**

[gtwlvcc.contact@gmail.com](mailto:gtwlvcc.contact@gmail.com)

## Trash Pickup

Garbage collection occurs three times a week on the following days:

- **Monday**
- **Wednesday**
- **Friday**



Please place bulk trash items near the regular trash containers no earlier than 4:00 PM on the evening before scheduled trash pickup. This helps maintain community appearance and ensures timely collection of bulk items.

## Call for Volunteers:

### Join the Board of Directors at GTW- Phase II

Are you passionate about our community? GTW's Board of Directors is seeking homeowners who want to make a positive impact (Phase II currently has a vacancy - Units between 726-998).

If you're interested in volunteering, we encourage you to reach out. More details on the application process will be provided at the next homeowners meeting. In the meantime, please email the board at [gtwlvcc.contact@gmail.com](mailto:gtwlvcc.contact@gmail.com) to express your interest and to learn more about the application process



## Homeward Bound Cat Adoptions: A Community Lifeline for Cats

**Homeward Bound Cat Adoptions is a dedicated nonprofit organization serving the Las Vegas Valley,** focused on providing a compassionate solution for homeless cats. Founded in 2007, the organization has grown from a small volunteer-based foster program to a comprehensive cat rescue with a 2,400-square-foot adoption center, saving over 9,485 cats to date, including 968 cats in 2023.

**The organization operates as a no-kill adoption center,** offering an alternative to municipal shelters or street abandonment. Their modern, free-roaming facility is designed to minimize stress for cats, providing individualized care and increasing the likelihood of successful adoptions. By offering adoption, foster, and help desk services, Homeward Bound supports both cats and community members struggling with pet care challenges.

Driven by a mission of respect and compassion, Homeward Bound collaborates with veterinary services, animal welfare organizations, and supportive partners like Best Friends Animal Society and PetSmart Charities. Their approach emphasizes humane education, volunteer engagement, and creating a non-judgmental environment that values the lives of cats and the people who care for them.

The organization relies heavily on community support, with volunteers playing a crucial role in cat care, raising awareness, and supporting their mission. Through their dedicated efforts, Homeward Bound continues to provide a vital service, offering hope and homes to cats in need while strengthening the human-animal bond in the Las Vegas community.

**Visit Homeward Bound at:**

*Thank you for reading!*

**Adoption Center:**

2675 East Flamingo Rd, Suite 3,  
Las Vegas, NV 89121  
website: [homewardboundcats.org](http://homewardboundcats.org)  
email: [info@homewardboundcats.org](mailto:info@homewardboundcats.org)  
text: 702.463.9986



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

**Disclosure:**

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Premium Car Wash

Located in the LVAC Parking Lot

@Maryland & Liberace

Open Daily 8AM - 5PM

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## 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.brasaroyalv.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/>

## E-COMMERCE

### KellySOMM

IG: @KellySOMM

website: [www.kellysomm.com](http://www.kellysomm.com)

email: [info@kellysomm.com](mailto:info@kellysomm.com)

text: 702.250.5498

## STORES

### XO Mini Mart & Liquor

953 E Sahara Ave F

Las Vegas, NV 89104

**HOLIDAYS  
HANDLED**

**POUR WITH CONFIDENCE THIS HOLIDAY SEASON!**

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**WWW.KELLYSOMM.COM**

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](mailto: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](mailto:gtwlvcc.contact@gmail.com)