

GEORGETOWN WEST

GTW

COMMUNITY NEWSLETTER

**COMMUNITY
UPDATES**

**HAPPY
HOLIDAYS!!!**

LOCAL NEWS

BUSINESS SPOTLIGHT

DECEMBER 2024

ISSUE: 06

Monthly Newsletter

GTW - GEORGETOWN WEST

December 2024



Happy Holidays!!!

Celebrating Our Community's Progress: A Foundation for the Future

The past six months have marked a period of steady and deliberate progress in strengthening our community's financial foundation. Following the Board's strategic decision in June to transition to a new property management company, we proudly welcomed Sage Management as our community's new management partner. Their expertise and professionalism has proven invaluable in helping us make significant strides in improving our balance sheet and the overall health of our community. Through careful financial stewardship, we've secured interest-bearing accounts for our reserve funds and successfully renegotiated multiple vendor contracts to reduce expenses - actions that have allowed the community to consistently generate net positive cash flow month after month.

These strategic initiatives have enhanced our financial stability while facilitating the completion of critical projects, including the completion of Pool 6, a comprehensive lighting upgrade, and the addition of new pool furniture. Essential repairs to the pool gates addressing rust and repainting were also completed to ensure compliance with Southern Nevada Health District (SNHD) requirements. Moreover, our newsletter has evolved into a dependable revenue stream, further strengthening the community's fiscal health.

These achievements reflect the power of collaboration between our residents, Board of Directors, and management team. By working together, sharing ideas, and maintaining open communication, we've created a framework for success that continues to strengthen our community bonds while delivering meaningful improvements to our neighborhood.

Looking ahead to 2025, we're excited to announce even more improvements, with a particular focus on repairing and enhancing our aging infrastructure. While we're proud of our recent achievements, they represent just the beginning of our community's transformation journey.

As we embrace the holiday season and welcome the promise of a new year, we hope your homes are filled with the warmth of family gatherings, the joy of cherished traditions, and the peace that this special time brings. May the spirit of the season bring you comfort and happiness, and may 2025 bring even more opportunities for our community to grow and thrive together. Please stay safe and enjoy this magical time with your loved ones.

With appreciation,

GTW Board of Directors

In this newsletter you can expect:
Community Updates
Happy Holidays!!!
Glittering Lights Las Vegas
Blast from the Past
A Word from your Property Manager
Local Business Spotlight



Community Updates from your Board of Directors

As we gather this holiday season, we're filled with gratitude for the wonderful community we've built together. From our families to yours, we wish you a joyous holiday season filled with warmth, laughter, and the special magic that makes our neighborhood feel like home.

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



Local News

Landmark NBA Arena and Resort Complex Planned Near Our Community

An ambitious development project named LVXP could soon transform the former Wet 'n' Wild site between the Sahara and Fontainebleau resorts, directly across from the Las Vegas Convention Center. The proposed complex would be a game-changer for our neighborhood, potentially bringing professional basketball to our doorstep.

The 27-acre development will feature three luxury towers combining hotel rooms, villas, and condominiums, alongside an 18,000-seat NBA-ready arena. The complex will also house a 6,000-seat theater, 120,000 square feet of convention space, and an exclusive sky lounge.

"We are committed to creating a destination that captures the essence of Las Vegas and provides lasting benefits for the community," says LVXP CEO James R. Frasure Jr. This project would join other major sports venues on the Strip, including the future MLB stadium at the Tropicana site and T-Mobile Arena. While the project still requires Clark County and FAA approval, its proximity to our community could significantly enhance property values, especially with notable NBA figures like LeBron James and Shaquille O'Neal expressing interest in bringing a team to Las Vegas.



Recycle Your Christmas Tree This Holiday Season

As the holiday season comes to a close, consider giving back to both the community and the environment by recycling your cut Christmas tree. From Dec. 26 to Jan. 15, you can drop off your tree free of charge at one of over 30 convenient locations throughout the valley. For residents of our community, the nearest drop-off sites include:

- **UNLV Rebel Recycling:** 4505 S. Maryland Parkway, Las Vegas, NV 89154
- **Lowe's:** 2875 E. Charleston Boulevard, Las Vegas, NV 89104

For those unable to transport their tree, a local company, Move It, offers an affordable pick-up and drop-off service for \$25.99. You can easily reserve this service online at gomoveit.com.

Recycling your Christmas tree is a simple way to help protect the environment. This practice conserves valuable landfill space while repurposing trees into nutrient-rich mulch that aids in landscaping projects. Mulch helps retain soil moisture and promotes healthy plant growth, benefiting our community's green spaces.

Since its inception in 2001, the Christmas Tree Recycling Committee has saved an impressive 300,000 trees from local landfills. On average, over 16,700 trees are recycled annually, demonstrating the program's significant environmental impact.

Make this small effort to contribute to a more sustainable future. Together, we can protect our natural resources and keep our community thriving for years to come!



The Magic of Vegas Village: When a Carousel Marked the Heart of Paradise

As Las Vegas celebrated its golden 50th anniversary in 1955, a revolutionary retail concept took shape – Vegas Village at the Commercial Center. Opening with a spectacular flourish as Santa Claus parachuted from the Nevada sky, this groundbreaking establishment would earn the title of "The World's Largest Department Store" and make history as the city's first outdoor modern shopping mall.

Situated at what is now Liberace Avenue and Maryland Parkway, Vegas Village broke the mold of traditional downtown Fremont Street shopping. Its stunning Mid-Century and Post-Modern architecture, crowned by the landmark Sahara Clocktower, housed everything imaginable under one roof – from fresh bakery goods to hardware, jewelry to shoes.

What set Vegas Village apart wasn't just its innovative outdoor design or impressive selection. Influenced by LDS church values, the store created a unique family-friendly atmosphere, remaining closed on Sundays and initially choosing not to sell alcoholic beverages. It wasn't merely a store; it was a community hub where families gathered, often beginning their visit with a ride on the beloved carousel that graced the entrance.

As we reflect on our city's history, Vegas Village stands as a pioneering spirit that transformed retail in Las Vegas. Though the carousel no longer spins, its legacy lives on in the memories of our community, reminding us of a time when shopping was more than a transaction – it was an experience.

Las Vegas Housing Market Snapshot: November 2024

The Las Vegas housing market has shown notable stability and growth throughout 2024, transitioning to a neutral market that balances both buyer and seller interests. Here's what you should know about our current market conditions:

Market Prices & Growth

The median home price in Las Vegas reached \$431,527 in November 2024, reflecting a healthy 7.9% increase from last year. Price per square foot now averages \$254, with all housing categories showing positive growth. Most notably, larger homes (5+ bedrooms) experienced the strongest appreciation at 8.7%, while even modest one-bedroom properties saw a 3.4% increase.

Current Market Dynamics

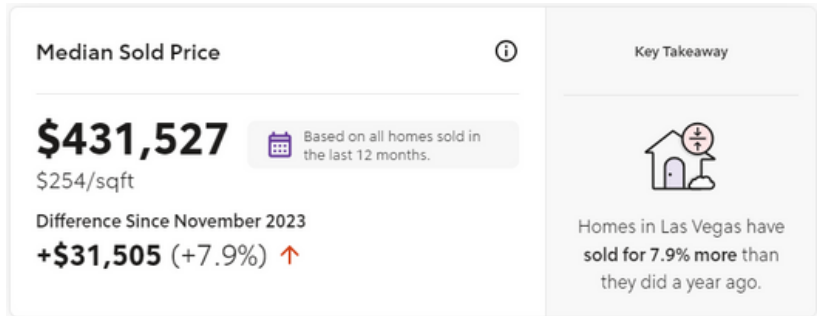
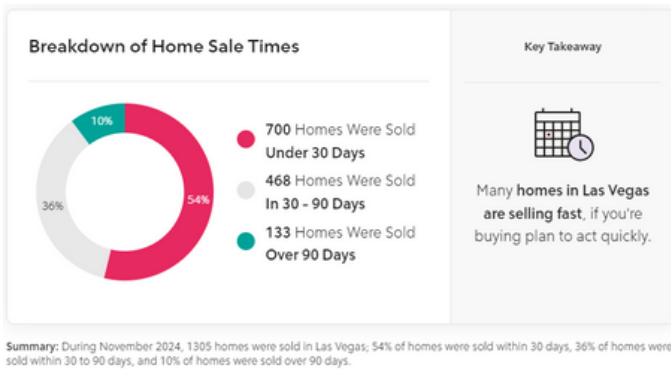
Housing inventory stands at 8,025 available homes, showing a slight increase of 3.2% from October. The market is displaying balanced conditions, with homes typically spending 39 days on market - about nine days longer than last year. Notably, 54% of homes are selling within their first 30 days on market, indicating continued strong buyer interest for well-priced properties.

Pricing Trends

The current market offers opportunities for both buyers and sellers. Of recent sales, 58% of homes sold below asking price, while 26% sold at asking price, and 15% sold above asking price. This suggests buyers may have increased negotiating power while sellers who price appropriately are still achieving their goals.

This balanced market environment provides opportunities for both buyers and sellers as we move into 2025, reflecting our region's continued stability and growth.

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.



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

↑ **0.7%** 1-year Market Forecast (November 30, 2024)

247 For sale inventory (November 30, 2024)

39 New listings (November 30, 2024)

0.969 Median sale to list ratio (October 31, 2024)

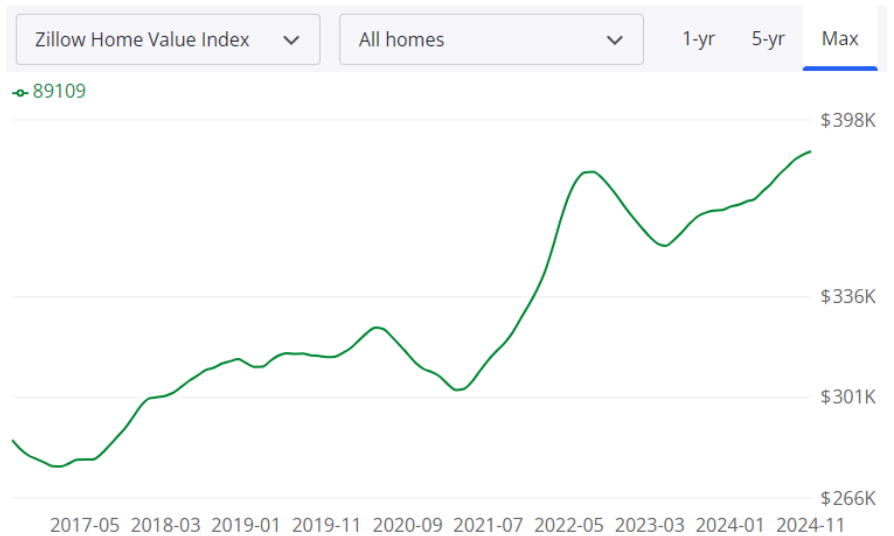
\$382,000 Median sale price (October 31, 2024)

\$473,967 Median list price (November 30, 2024)

9.9% Percent of sales over list price (October 31, 2024)

73.6% Percent of sales under list price (October 31, 2024)

62 Median days to pending (November 30, 2024)





A Word from your Property Management Team

Cultivating Gratitude: A Holiday Guide for Community Associations

As the holiday season approaches, community associations have a unique opportunity to foster a sense of togetherness and gratitude among their members. These moments of appreciation can be transformative for the individuals and the community as a whole. In this blog post, we'll explore meaningful ways community associations can express thankfulness and create a warm, harmonious atmosphere during the holidays.

- 1. Host a Community Potluck:** One of the most beautiful ways to express gratitude is through shared meals. Organize a community potluck, where everyone contributes a dish, dessert, or beverage to create a festive feast. This celebrates the diversity of your community and highlights the importance of coming together during the holidays.
- 2. Support Local Charities:** Consider organizing a community-wide charity drive during the holiday season. Encourage residents to donate non-perishable food, clothing, or toys to local charities. By giving back to those in need, your association can reinforce the spirit of gratitude and generosity.
- 3. Decorate Common Areas:** Festive decorations can go a long way in creating a warm and welcoming atmosphere. Work together to decorate common areas with lights, wreaths, and other holiday decor. This collaborative effort can instill a sense of community pride and gratitude for the shared spaces everyone enjoys.
- 4. Volunteer as a Group:** Community service is a wonderful way to express gratitude during the holidays. Organize group volunteering opportunities within your association, whether helping at a local shelter, participating in a neighborhood clean-up, or contributing time to a local non-profit organization.
- 5. Host a Gratitude Gathering:** Plan a special event or gathering dedicated to gratitude. Invite residents to share what they're thankful for or set up a "gratitude wall" where people can post notes expressing their appreciation. This event can remind you of the positive aspects of living in your community.



6. Recognize Outstanding Contributions: Show appreciation for community members who go above and beyond in making your association a better place. This could involve an annual award or a simple acknowledgment in a community newsletter. Recognizing and celebrating contributions fosters a sense of appreciation and motivation to continue giving back.

7. Foster Inclusivity: During the holidays, it's crucial to recognize and respect the diverse beliefs and traditions within your community. Encourage inclusivity by hosting events that embrace various cultural celebrations and be mindful of the language used to promote unity and respect.

Gratitude is a powerful force that can transform a community association into a more harmonious and caring environment. By fostering a culture of appreciation during the holidays, you strengthen the bonds among residents and create a sense of belonging that extends throughout the year. So, this holiday season, let thankfulness be the guiding star for your community association and watch the positive effects ripple through the neighborhood.

June Heydarian

Continue reading at:

<https://sagemanagementnv.com/blog/f/cultivating-gratitude-a-guide-for-community-associations-during>



PET CORNER

A Love “Tail” for the Ages: Romeo and Juliet’s Heartwarming Journey

Romeo, a Maltipoo, and Juliet, a Blue Heeler mix, are rescue dogs whose heartwarming “tail” shows that love and second chances can transform lives. Rescued from vastly different circumstances, these two found not just a home but also a bond that brought out the best in their unique personalities. Romeo came from a toxic environment where trust was hard to come by. Fearful of both humans and other dogs, he entered his new life cautiously, unsure if he could truly feel safe. Juliet, on the other hand, was saved from a busy, dangerous road by a compassionate pedestrian who couldn’t leave her behind.

Though small and fearful, Romeo gradually blossomed in his new home. With the love and patience of his family, he found the courage to open up and explore the world. Juliet, with her boundless energy and protective instincts, naturally became a guardian—not only to her human family but also to Romeo.

Their contrasting personalities complemented each other perfectly. Romeo’s cautious nature balanced Juliet’s spirited demeanor, forming a bond that transcended their differences in size and temperament. Together, they proved that love and companionship can overcome any obstacle. Romeo and Juliet’s story is a testament to the power of love and rescue. It’s a reminder that every animal deserves a chance at happiness—and that the most unlikely friendships can lead to the most extraordinary “tails.”



Make Your Season Sparkle at Las Vegas Motor Speedway’s Winter Wonderland

Looking for a dazzling way to celebrate the holidays? The Las Vegas Motor Speedway transforms into a magical winter wonderland with their annual Glittering Lights display, featuring over five million lights and 600 animated displays along a spectacular 2.5-mile route.

For an extra special experience, hop aboard the Santa Tram! Running from 5 p.m. to 8 p.m. on select dates, this open-air ride offers a unique perspective of the sparkling spectacle. Bundle up and let someone else do the driving while you soak in the holiday magic.

Mark your calendars: The display runs from November 8, 2024, through January 5, 2025. Drive-through tickets are \$39 per vehicle, while Santa Tram rides are \$25 per person. Combo tickets including tram access, hot cocoa, and kettle corn are available for \$30 per person. Reserve early – this popular attraction sells out quickly!

JLV DETAILING

PREMIUM CAR WASH

LVAC
LAS VEGAS ATHLETIC CLUBS

Open Everyday
8 A.M. - 5 P.M.

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

More Information
702-204-6967

A Heartfelt Thanks to Our Community

As the holiday season brings a spirit of gratitude and togetherness, we want to take this opportunity to express our heartfelt thanks to the homeowners and volunteers who contributed to the beginning of our journey for the successful restoration of our pools. This accomplishment reflects the dedication, cooperation, and generosity of our community, demonstrating what we can achieve when we work together toward a common goal.

The journey to getting our pools back in working order was no small task. It requires time, energy, and the commitment of individuals willing to go above and beyond. In particular, **we would like to extend special recognition to Marc Mercury, Julia St. Marie, Ignazio Lacitignola, Shawn O'Donnell, Suzanne Bendickson, Rich Muller,** and the Board of Directors. These individuals devoted countless hours, often stepping away from their own busy schedules, to ensure that the pool repairs and the installation of new pool furniture were completed in a timely and professional manner.

Their efforts have revitalized a vital part of our community—a space where neighbors can gather, families can enjoy quality time, and everyone can relax and unwind. This achievement is not just about the pools; it's a reflection of the values we share as a community: teamwork, perseverance, and a commitment to making our neighborhood a better place for all.

To everyone who played a part, no matter how big or small, thank you. Your contributions have given us all a gift this holiday season—a beautifully restored space that we can enjoy for years to come.

On behalf of the Board and the entire community, we wish you and your families a joyful, peaceful, and prosperous holiday season. Thank you for helping make this year one to remember!

GTW Board of Directors



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

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 to express your interest and to learn more about the application process



Season of Giving

Join United Way of Southern Nevada during the Season of Giving and be part of the holiday spirit by contributing to the Warmth Drive, volunteering your time, or making a donation to UWSN today.

WARMTH DRIVE

UWSN is thrilled to announce the Warmth Drive, running until January 5th. Help to make a difference by donating new or gently used blankets, jackets, coats, gloves, socks, and scarves. You can drop off your donations at the following locations:

- **United Way of Southern Nevada**
 - Address: 5830 W Flamingo Road, Las Vegas, NV 89103
 - Hours: Monday – Thursday 8:30 AM – 5:00 PM, Friday 8:30 AM – 1:00 PM, Closed Saturday – Sunday
- **Steiner's Pub Locations**
 - Steiner's Cheyenne: 8410 W Cheyenne Avenue, Las Vegas, NV 89129
 - Steiner's Buffalo: 1750 N Buffalo Drive, Suite 115, Las Vegas, NV 89128
 - Steiner's Las Vegas Blvd: 8168 S Las Vegas Blvd, Las Vegas, NV 89123
 - All locations are open 24 hours

Embrace the spirit of giving by joining United Way of Southern Nevada during the Season of Giving. You can make a meaningful impact this holiday season by contributing to the warmth drive with a clothing donation, volunteering your time, or making a donation to UWSN today. Your involvement will bring warmth and joy to those in need within our community.

Thank you for reading!

Visit United Way of Southern Nevada at:

5830 W Flamingo Road
 Las Vegas, NV 89103
 website: <https://uwsn.org/event/season-of-giving/>
 email: info@uwsn.org
 text: 702.892.2300



<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 Alan Diaz - PHASE III Alex Vazquez - PHASE III Christina Latino - PHASE III Email: gtwlvcc.contact@gmail.com</p>	<p>YOUR PROPERTY MANAGEMENT: June Heydarian - Sage Management</p> <p>Email: hoa@sagemanagementnv.com Phone Number: 702-848-3418</p>

Disclosure:

The information provided in this newsletter is for general informational purposes only. All graphs, illustrations, and content are intended to offer helpful insights but should not be considered as legal advice or specific recommendations. We do not assume responsibility for the accuracy or content of any third-party sites linked from this newsletter. Readers are encouraged to seek professional advice for their particular situations.

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.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](https://www.instagram.com/KellySOMM)

website: www.kellysomm.com

email: 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!

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

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