

AUGUST 2020

SOLERA STAR

A MONTHLY PUBLICATION
OF SOLERA AT ANTHEM
COMMUNITY ASSOCIATION, INC.





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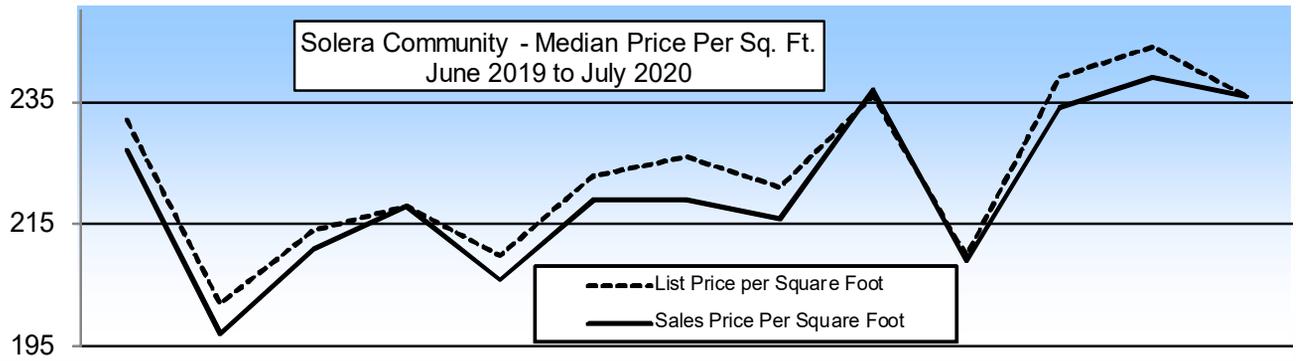
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Market Update as of July 13, 2020

Solera homes were on the market for an average of 49 days in June. The average sales price for homes sold in June was \$293,800, which was slightly less than the average sales price of \$299,000 in May.

Inventory: As we predicted last month, there is an increase in activity with twice as many homes under contract so far this month than June. At press time, there are 16 active listings and 16 homes under contract. If you are curious about the current market value of your home, or possibly selling your home, please call Anna Marie or Chris.

Closings: Our Solera market is looking up! July is already significantly busier, with 6 closings recorded as of 7/13/2020 and 12 more scheduled to close by the end of the month.



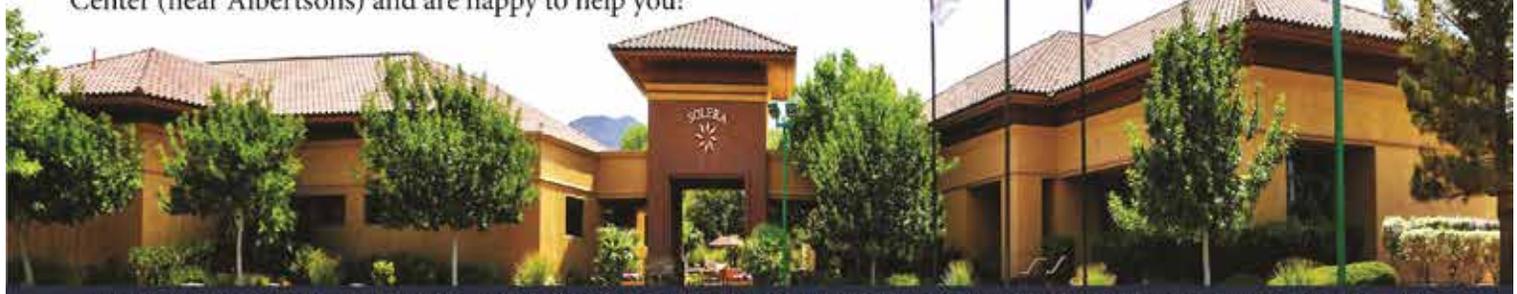
	Jun	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
List price/SF	232	202	214	218	210	223	226	221	236	210	239	244	236
Sale price/SF	227	197	211	218	206	219	219	216	237	209	234	239	236

What Sets Us Apart From the Others?

Windermere Anthem Hills and Windermere Anthem Inspirada are the only 2 real estate offices located in Anthem. We thank you for supporting us, your neighborhood offices for over 15 years!

We are proud to be a primary sponsor of Neighbors Assisting Neighbors, a chartered club comprised of Solera residents who volunteer their time and efforts to assisting their Solera neighbors. Giving back to the community is an integral part of how we do business.

You are welcome to stop by our office with any questions regarding your home. We are conveniently located in the Anthem Highlands Shopping Center (near Albertsons) and are happy to help you!



Windermere Anthem Inspirada 2880 Bicentennial Parkway, Ste 130 Located in the Albertsons Shopping Center
Office 702-453-7653 www.WindermereAnthemInspirada.com

INSIDE AUGUST 2020

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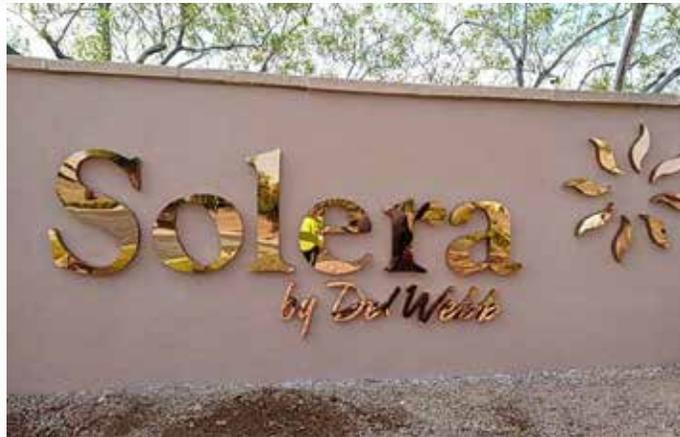
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SOLERA
HIGHLIGHTS

ON THE COVER

Resident Stephanie Mahlig recently photographed this Easter Lily Cactus in her back yard. She said it "Suddenly went crazy with blooms!" Beautiful!!

contactINFO

www.soleranews.com

FirstService Residential (702) 215-8165
Solera at Anthem Community Association
2401 Somersworth Drive
Henderson, Nevada 89044

Administration Office

Monday – Friday 8 a.m. - 4:30 p.m.
After hours Emergency Number (702) 215-8165
Solera Reservations Line (702) 207-1426

Community Center (702) 207-1407
Fax (702) 361-5721
Monday – Saturday 6 a.m. – 7 p.m.
Sunday 6 a.m. – 6 p.m.

For questions about your balance or for general information, call (702) 215-8165.

Simone Mrdjen

Community Manager (702) 207-1414
smrdjen@soleraatanthem.us

Jacob Kay

Assistant Community Manager (702) 207-1402
jkay@soleraatanthem.us

Cynthia Cameron

Lifestyle Director, Solera Star Editor (702) 207-1424
ccameron@soleraatanthem.us

Ed Blain

Facilities Manager (702) 207-1406
eblain@soleraatanthem.us

Assessments are due quarterly on the 1st
January 1 - April 1 - July 1 - October 1
<http://Nevada.fsrconnect.com/soleraatanthem.us>

SOLERA RESIDENTS:

Solera Website : Homeowners can access the Solera Website by going to www.soleranews.com. You can access the FirstService website by logging onto <https://soleraatanthem.connectresident.com>

DEL WEBB CUSTOMER RELATIONS
1-800-664-3089

Following is the address for
Assessment Payments:
Solera at Anthem
c/o FirstService Residential
P.O. Box 62049
Newark, NJ 07101

Board Members

Marci Madine, President marci.madine@gmail.com
Ken Sawyer, Vice President solerakens@gmail.com
Ken Moser, Secretary chefmoser1@icloud.com
Mike Goff, Treasurer mikesolera1@gmail.com
Lorraine Hufford-Greenfield, Director soleralorraine@cox.net
Joe Lightowler, Director jlightowler921@gmail.com
Ray Carvajal, Director soleraray@centurylink.net

When emailing the above Board Members, please put "Solera" in the subject line.

Please send all violation reports and/or complaints to the Management Office in writing.

Board Of Directors Schedule Of Future Meetings

Aug 5 9:30 a.m. BOD Executive Session Stardust
Aug 12 9:30 a.m. Board of Directors Meeting Stardust
Sep 2 9:30 a.m. BOD Executive Session Stardust
Sep 9 9:30 a.m. Board of Directors Meeting Stardust
Oct 7 9:30 a.m. BOD Executive Session Stardust
Oct 14 6:00 p.m. Board of Directors Meeting Stardust

DISCLAIMER

Solera Star is a monthly publication of Solera at Anthem Community Association designed to provide information and news to the members of Solera at Anthem (SAA). Advertising does not influence editorial decisions or content. We reserve the right to refuse to advertise for any reason or cause. Information, services, products, and materials contained in Solera Star magazine are provided on an "as is" basis with no warranty. SAA disclaims all representations and warranties, express or implied, with respect to such information, services, products, and materials including, but not limited to, warranties of merchantability, fitness for a particular purpose, title, non-infringement, and implied warranties arising from course of dealing or course of performance. In no event shall SAA be liable for any damages whatsoever whether in an action, arising out of or in connection with the use, inability to use, or performance of the information, services, products and materials available from this publication.



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Publishers

Robert Fruehling & Jan Fruehling

Solera Star is the only magazine authorized by the Solera at Anthem Community. It is published by AHA! Marketing/Publishing and is mailed directly to the residents of Solera. This publication is for informational purposes only. Neither the Solera community, nor AHA! Marketing/Publishing, LLC, guarantee, endorse, or promote any of the products or services advertised herein and assumes no responsibility or liability for the statements made in this publication.

Advertisers

The Solera Star is the ONLY magazine authorized by the Solera at Anthem community. It is mailed, monthly, and arrives on the 1st of every month to the 1,822 homes at of Solera at Anthem. If you would like to advertise in the Solera Star, please contact AHA! Marketing/Publishing, LLC at (928) 252-2350.

announcements

BOARD OF DIRECTORS NOTICE

This Notice is distributed according to NRS116.31083. The Solera at Anthem (SAA) Board meets on the second Wednesday of each month beginning at 9:30 a.m., except for two meetings per year that begin at 6 p.m. in June and October. At the beginning of every SAA Board meeting there is a member comment period for comments relating to agenda items only. At the end of every Board meeting, there is a member comment period for comments on any subject. During this period, the Board will hear member comments. The Board of Directors will not take action on comments or requests made during the comment period.

Agendas for the SAA Board meeting are available the Friday before the meeting at the monitor's desk. Association resident owners are entitled to receive a copy of the audio recording, the minutes or a summary of the minutes of the meeting upon request. The audio recording or minutes will be provided electronically at no charge. Printed copies of the minutes from a Board of Directors meeting are available from the Association office after the minutes have been approved by the Board of Directors; the cost is \$0.25 per page for the first ten pages and \$0.10 per page, after that.

The SAA Association office is located at 2401 Somersworth Drive, Henderson, Nevada 89044. Office hours are 8 a.m. to 4 p.m. Monday through Friday. The telephone number for obtaining an agenda is (702) 207-1407.

MEMBER CODE OF CONDUCT

Nevada Revised Statute 116.31184 Threats, harassment and other conduct prohibited; penalty.

1. ...a unit's owner or a guest or tenant of a unit's owner shall not willfully and without legal authority threaten, harass or otherwise engage in a course of conduct against any other person who is the community manager of his or her common-interest community or an agent or employee of that community manager, a member of the executive board of his or her association, an officer, employee or agent of his or her association, another unit's owner in his or her common-interest community or a guest or tenant of a unit's owner in his or her common-interest community which:
 - (a) Causes harm or serious emotional distress, or the reasonable apprehension thereof, to that person; or
 - (b) Creates a hostile environment for that person.
 2. A person who violates the provisions of subsection 1 is guilty of a misdemeanor.
-

SOLERA WEEKLY EBLAST

Stay informed about events and happenings in our community and throughout the Las Vegas Valley by signing up for the Solera Eblast. The Eblast comes out weekly and is designed to keep you current about activities without having to wait for the next issue of the Solera Star.

You can sign up by emailing Cynthia Cameron at ccameron@soleraatanthem.us
Please include your full name and email address.

BOARD OF DIRECTORS EXECUTIVE SESSIONS

The "closed meetings" of the Board of Directors (BOD) Executive Sessions are controlled by the Nevada Revised Statutes (NRS) 116.31085. The BOD can only discuss the following:

- legal matters,
- board/staff personnel issues, and
- homeowner violations/delinquencies.

BOD members cannot disclose any business discussed in the closed session by the statute cited above, and the minutes of the Executive Session are not available to Solera homeowners.

The Board President reports the Executive Session at the regularly scheduled monthly BOD meeting by stating "The BOD met in executive session on (date). Items considered were homeowner delinquencies, board/staff/personnel issues and legal matters."

INVITATION TO ARTISTS AND PHOTOGRAPHERS

The Communications Committee is redesigning the front cover of the Solera Star. The Committee would like to feature oil and acrylic, watercolor, and colored pencil drawings as well as colored photographs from Solera residents on most covers of the magazine in 2020. All submissions will be reviewed by a panel and selections will be based on artistry and how well they depict one of the themes for the year. Select submissions not chosen for the Solera Star cover may be featured in the contents of The Star and/or on some of the weekly E-Blasts.

Guidelines for submission of art works or photographs are the following:

1. must be vertical (portrait) art work or photograph,
 2. submissions must be submitted as a jpeg by email and shown without a frame,
 3. title of work(s), if any,
 4. medium used (oil, acrylic, watercolor, camera etc.)
 5. submissions must be sent by e-mail to Cynthia Cameron, ccameron@soleraatanthem.us with name, address, membership number, phone number, and e-mail address.
-

Solera SPOTLIGHT

NICK BOLLETINO, JR.

*Devoted Son, Father,
and Grandfather*



*Horse Race Jockey
1979 - 1989
250 1st Place Wins*

*Dedicated Solera
Asst. Facilities Manager
2008 - 2020*

MARCH 28, 1961 – MAY 25, 2020

THANKS FOR THE MEMORIES!





770 Coronado Center Dr., Suite 100
Henderson, NV 89052

Laura Harbison

ABR, AHWD, BPOR, BS, CDPE, CRS, GRI,
PSA, RSPS, SRES, DRB

BROKER / OWNER

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Solera: Financial Circle of Life

Why did the Board reject reducing or forgiving assessments due to the Clubhouse being shut down?

Why are we spending the money in our clubhouse at this time?

In order to address these questions, we feel we need to expand the explanation and provide context in a much broader financial picture.

Fact, our Operating Budget for 2019 falls short of recommended funding. Assessment revenue (your quarterly fees) and revenue from other sources fund two very important accounts: Operations and Reserves. Let me explain in more detail. The Operating fund, simply stated, is the checkbook that pays the bills for the day-to-day expenses to keep the operation running e.g. the clubhouse and all that entails as well as the maintenance of all common areas. The majority of your assessments (recommended to be 75%) are used to fund operations. So, what does the other 25% of assessments fund? The remaining 25% (recommended) fund the Reserves. This fund is vital to the long-term health of the community and provides residents some assurances against being asked to pay additional "special" assessments for deteriorating assets or to replace assets that have ended their useful life. Note, every 5 years the Association is required to complete a Level I Reserve Analysis by NRS 116. And this was last completed in 2018.

This report, in short, identifies all assets of the Association, determines the Remaining Useful Life (RUL) of each asset and estimates the cost and time to replace. Example: your new HVAC, which cost \$100,000 RUL of 20 years. The cost to replace that system in 20 years, after inflation, is estimated to cost \$150,000. You will need to start saving now, roughly \$625/month for the next 20 years, to

accumulate the \$150k to replace or otherwise you risk having to "special" assess the community to pay for it. Now, imagine that scenario times 100 for the many different assets we own e.g. buildings, flooring, furniture & fixtures, equipment? And to add complexity, think about the Villas, a private gated community in which the Association owns and is responsible for everything within its' walls and gates (streets surfaces, sewer system, roofs, light poles, sidewalks and so on).

So, what does this all mean? According to the current Reserve Study, in 2019 we should be depositing \$281.7k into the Reserve Fund. Our Budget calls for depositing \$132k which means we are under funding by \$149.7k or 53%. Some of this shortfall can be made up if at the end of the year we have a surplus of revenue after paying the bills. As of April 30, 2020, the Solera Operating P&L has a SHORTFALL of \$29,000. In short, we do not have enough revenue NOW to fund both Operations and Reserve to meet recommended amounts.

Now let's switch to the notion of cost savings during our shutdown. Fact, the Board voted (unanimous) to close the Clubhouse and common outdoor facilities on March 13th, one day prior to the NV Governor issuing a statewide mandatory lockdown. At this time, the lockdown was expected to last for 2 weeks, which was a factor in the Board voting (unanimous) to continue to pay all FSR employees during the shutdown. Since then, the Board has voted on a motion to furlough non-essential FSR employees but that was defeated by vote (majority).

Here we are almost 3 months later (at the time of writing this) and we have re-opened our outdoor amenities and expect to open the pool and fitness area on June 22. During the shutdown so much work has been completed and/or in progress. Work, by the way, that was needed, scheduled or

about to be scheduled for later this year or into next year (explain in more detail later). In addition to this work, the FSR staff (except Monitors) have been at work daily performing sanitization efforts, maintain operations and performing necessary tasks to maintain the facility and to meet LEAP requirements. The cost to operate the facility and common grounds continued – AC still running, pool pumps still running, landscaping still being watered and trimmed, fire protection inspections still occurring, lights still on, insurances still being paid, Anthem Council fees still paid, administrative duties still required, community communication vehicles still being published and so on and so on. On a separate note, to refresh your memory, in 2019 Anthem Council increased the fees for Solera by \$9.1k per year and this incremental cost was approved by the Board to be absorbed by the Association and not passed on to the residents by raising assessments. Back to the savings issue - with that being said, we have realized some savings due to the shutdown such as lower utility bills, savings for coffee, less utilization and wear and tear on some assets and less required maintenance due to lower utilization as well as less events (which generally are subsidized by operating funds). But any savings are quickly consumed by increasing costs for sanitizing efforts and requirements as well as a slowdown in non-assessment revenue, including investment returns. Since 92% of our annual revenue comes from assessments, the economic downturn due to COVID could jeopardize this revenue stream by having increasing delinquency payments and quite possibly more accounts entering into the collections process. In April, we did see an increase in delinquent assessments but only time will tell as to whether these revenues are delayed vs lost (not to be recaptured). And any operating shortfall will need to be funded from somewhere and by someone, and for now that is our other bank accounts.

Now, turning to the Clubhouse projects and our decision to spend money at this time, we offer these facts. The major projects that have or are taking place are repainting the interior of both clubhouse buildings, replacing the tile throughout the buildings and re-carpeting both buildings. In addition, several other maintenance type projects have occurred during the shutdown period for timing and convenience reasons.

According to the 2018 Reserve Study, the repainting of the clubhouse interior was supposed to be

completed in 2021, at a cost of \$31.7k. Replacing the carpet, scheduled for 2020, at a cost of \$26.1k. The tile floor, 2033 at a cost of \$61k, but the opportunity presented itself now to best complete this. Replacing the two pool tables, 2024 for \$18k and instead of full replacement, agreed to replace bumpers and felt for a fraction of the cost. The Entrance Monuments are scheduled for major work in 2025 at a cost of \$27.5k. It was decided to incorporate this into the block wall repairs and cleaning project to create synergy and savings. All in all, the first four projects above, the Reserve funds currently available amount to \$136k while the estimated cost of those projects will be more in line around \$130k...so they will be fully funded entirely from Reserves.

Our decision to proceed with these scheduled projects was both prudent and just. And by doing so, took advantage of the closure to minimize down time and resident inconvenience. Another factor was savings. Since contractors were idle due to the economy being shutdown we ultimately gain by realizing a pricing discount on both labor and product due to lower than expected demand.

In closing, the reality of the shutdown would intuitively lead you to believe that we are going to save a significant sum of money on operating costs, but the evidence is contrary to that notion. In fact, we have already incurred incremental expenses of \$15,994.78 associated with COVID and our actions as mandated by Federal, State and Local agencies. Management has forecasted that we will incur another \$11,300 of incremental expense due to COVID for the remainder of the year. According to financial reports for the period ended May 31, 2020, Solera experienced a year-to-date revenue shortfall of \$36.1k and The Villas experienced a shortfall of \$6.2k. Any COVID related incremental expenses, undoubtedly, would add to these results so support funding will need to be provided from another source.

Hopefully, this information addresses your questions and/or concerns, and in addition, provides you with a more comprehensive understanding of our community finances. Trust that any issue and subsequent decision made by the Board is done so with a high degree of discussion, debate and focus and that our only mission is to create a financially sound, highly valued community that exceeds expectations.

The Solera Board of Directors

THE COMMITTEE ROUNDUP

The following Committees are in need of volunteers. Finance and Covenants are currently full.

Architectural Review Committee (ARC)

Much like the name suggests, ARC reviews architectural change applications from homeowners to ensure projects comply with the Solera Design Guidelines and enhance the community. Before beginning a project, make sure you've submitted an architectural change application!

1 position
(trainee)

1 position!

BUILDINGS & COMMON GROUNDS COMMITTEE

Reviews the needs of the community with an eye towards the facilities and— you guessed it— common area grounds. The committee reviews and recommends major projects and landscaping renovations in an effort to continually enhance the common areas and improve the enjoyment and use of the facilities.

COMMUNICATIONS COMMITTEE

The Communications Committee assists Management with the monthly Solera Star magazine, the SoleraNews website, and email communications. Members of the committee are encouraged to use this platform to write articles of their own, take photos for the magazine, and help engage the audience (fellow Solerians) to contribute relevant pieces as well. A committee that mixes business and fun.

5 positions!

1 position!

COMMUNITY STANDARDS COMMITTEE

In order for any community to function, rules must be in place to ensure that all homeowners can enjoy their homes and the common areas. This committee reviews the rules of the community and makes adjustments as needed to keep the community happy, comfortable and peaceful.

LIFESTYLE COMMITTEE

This committee assists the Lifestyle Director in planning and executing the various social activities of the association. They review entertainment acts (comedians, bands, etc.) to bring to Solera and explore new ways to bring enjoyment to the community. With the current state of affairs, the duties of this committee are temporarily on hold, but we greatly look forward to making up for lost time when we are able!

1 position!



**Now that you've learned a little bit about each open committee—
pick your favorite and join the team!**

committeeneWS

AND CONTRIBUTIONS

The Board and Management looks forward to working together for the continuous improvement of Solera.

PLEASE NOTE

The following Committee's need volunteers:

Lifestyle
Communications
Buildings and Grounds
ARC
Community Standards

For more information or to apply please contact management at smrdjen@soleraatthem.us

Residents are welcome to attend any committee meetings that are of interest, except Covenants and ARC. Meeting dates are on the Calendar page.

Buildings & Grounds

Craig Hardy
Carol Hendrickson
Frank Tuozzo
Mary Schramski
Ron Longanecker

Liaison: Mike Goff

Finance Committee

Treasurer: Mike Goff
Richard Kranzler
Michael Papas
Rebecca Brooks
Robert Waskowitz
Thomas Mach

Liaison: Joe Lightowler

Communications Committee

Kerry Barthelow
Liaison: Ray Carvajal

Lifestyle Committee

Pam D'Assis
Carol Ann Petix
Sue Boylan
Allen Blonder
John Miller

Liaison: Ken Moser

Community Standards

Joseph Doll
Linda Freitas
Lowell Gervais
Linda Loane
Joanne Esposito
Liaison: Ken Sawyer

ARC Committee

Curt Williams
Ingrid Serina
Robert Brightwell
Thomas Sweetko
Terry Hazelbaker
Henry "Hank" DeVisser

Trainee:
Judith LaMont

Liaison:
Lorraine Hufford-Greenfield

Architectural Review Committee "ARC"

THE ARC REMINDS ALL HOMEOWNERS TO TURN IN ALL PAPERWORK DEALING WITH OUTSIDE PROJECTS STARTED AND/OR COMPLETED SINCE APRIL 2020 SO THAT ARC CAN REVIEW AND ACT ON THE PROJECTS.

Gardens up to 100 square feet are permissible in the rear yard of a lot. No plants shall be higher than three feet above the finished grade if located within 10 feet on an open space lot. Wood boarders are prohibited.

Mounds shall not exceed 2 feet six inches at the highest point from the finished lot grade. The mounds shall not alter established lot drainage.

Lattice screening is allowed and can be no higher than five feet and must be a minimum of five feet from the property line if freestanding in the rear yard. Lattice may go to the roofline if installed against the house or at the end of a patio. Wood lattice structures are prohibited.



*"The future is unknowable,
but the past should give us hope."*

—WINSTON CHURCHILL



Solera at Anthem Community Association, Inc.

Dear Solera residents,

What a year it has been. I find myself looking up from behind my mask and wondering...weren't we just in March last week? It is difficult to comprehend the changes that have taken place in the world within the last few months as we continue to discover this "new normal" with every passing day.

In times of tribulation it is crucial to remember the things we are thankful for. Friends, family, loved ones- community. On that note, we are grateful for you all, and we are especially grateful for the ability to continue interaction with you via the use of modern technology.

Thank you to all our residents who have been attending our virtual Board Meetings or watching them after the fact on the Resident Portal online, they have been overwhelmingly successful thus far.

In case you missed the July Board Meeting, I wanted to discuss an upcoming change to the Solera Star magazine. As you may have guessed, it has become increasingly difficult to maintain a 30+ page magazine with valuable content. Without events, photos, and social interaction in general, a heavy burden has been placed on the Communications Committee to fill pages. To lighten the load, and to bring you more impactful and valuable content more efficiently, Management has proposed, and the Board has approved, the following Solera Star Schedule:

January, April, July, and October- a robust 32-page Solera Star magazine with all relevant content from the prior 90 days.

February, March, May, June, August, September, November, December- a slimmer 16-page Solera Star magazine with important information and a few fun pieces of content.

Because we are keeping the format of a magazine, we are able to add and subtract pages to any issue as needed. Should we have an eventful month and find the need to increase from 16 pages to 24 or 32, we have latitude to do so. Another perk is cost savings- the Association will be saving approximately \$1,300 per quarter by switching to this schedule, which will be a huge help in offsetting the ongoing costs associated with new regulations related to COVID-19.

This new schedule will begin with the September Solera Star issue- we hope you will enjoy it and welcome your feedback.

Sincerely,

Simone Wrdjen SCM, CMCA, AMS

General Manager for Solera at Anthem

COMMUNITY *service*



NAN – NEIGHBORS ASSISTING NEIGHBORS

NAN Volunteers Wanted

NAN is a volunteer organization dedicated to helping Solera at Anthem residents. While we've been practicing social distancing during the COVID-19 pandemic, once we start going back into Solera homes, NAN will be looking for additional volunteers to support its mission. Individuals who can climb ladders or can hold a ladder steady are especially needed in addition to people who can deliver supplies. Can you help? Training and support are provided. Below are some of the services NAN provides.

Things that require stepping onto a ladder such as:

- Replace Smoke and CO detector batteries. **HINT:** put a note in your calendar and call NAN **annually** to change your smoke and CO detector batteries. If batteries are not replaced annually **it seems inevitable that alarms start beeping in the middle of the night.**
- Replace ceiling lightbulbs plus outdoor entrance lightbulbs.
- Replace filters in the home's HVAC system.
- Replace street address lightbulbs.

Assistance with things that need repair or services:

- If you are looking for vendors or service workers to provide quality and reasonably priced work call NAN. Resources has created a list of recommendations from Solera residents that include HVAC, plumbers, electricians, handymen, gardeners, etc. Call NAN for contact details of people who can help. NAN makes no endorsement of any service provider listed.

Things you need after a hospital stay:

- **Durable Medical Equipment** such as crutches, walkers, wheelchairs, shower seats, bedside commodes and hospital beds. Donations of used equipment are always welcome.
- **Trash Bin Assistance.** Temporary assistance is provided by rolling trash and recycling bins to the street and back to the garage door for those unable to perform this task.

Things you might like when your life changes:

- **Fellowship phone calls** or home visits to neighbors who find themselves alone or feeling the absence of community.
- **Service Buddy** program for residents who wish to have a NAN volunteer with them when vendor's employee visits.
- **Alive & Well** provides support to those in transition and looking for help in coping with life changes and LifeLine for help in adjusting to illnesses including: all Cancers, Heart and Lung conditions, Parkinson's, memory disorders affecting individuals, their caregivers and families. These groups hold separate meetings once a month at the Solera Clubhouse with a licensed professional facilitator. Supporting you is always our top priority.

NAN meetings are held at 11 AM the second Friday of every month at the Solera Clubhouse except June, July and August. All Solera residents are welcome to attend.

**To request assistance or become a
NAN volunteer, call: (702) 622-7709**

Services are available Monday-Friday from 9 AM to 4 PM
(closed on weekends and holidays)

THE VETERANS AND FIRST RESPONDERS CLUB

Together, We Honor Those That Served!

The Veterans and First Responders Club meets the first Tuesday of each month at 7:00pm in the Stardust Room. We currently have 51 active members, but have room for more. All residents of the Solera community are invited to attend a meeting and, if qualified, consider joining.

The guest speaker for our August meeting is unknown, as social-distancing may still be in effect.

Everyone is certainly aware of all the things we've missed during the past five months. Solera clubs and groups have been unable to conduct their meetings because of the Covid virus. Unfortunately, it appears as though we have a few more months of social isolation ahead of us. I must admit, however, that I've met several Solera residents while walking the streets and paths in our great neighborhoods.

In addition to our monthly meetings, we've been unable to conduct a few of our annual events, i.e., the Ice Cream Social, The Memorial Da flag-raising event, and the 4th of July celebration sponsored by the Association. Hopefully, however, we'll be able to host the 9/11 remembrance day event.

This August will be our sixth anniversary. To date, the club has donated over \$12,000 to Veterans and First Responder organizations here in southern Nevada. These funds were raised from our club dues, social events, and the sale of flags, (over 250 to date), and, of course we've sponsored special events for some of our patriotic holidays.

Some of our newer residents may be unaware that the Association sends out a weekly EMail blast, advising everyone of upcoming events here at Solera. If you are not yet a recipient, ask the Monitor for the form you must sign. **NOTE:** Although you may have registered your EMail address with the Association during the purchasing process, rules prevent using it for social purposes. EMail addresses in this category can only be used to send urgent/important information, such as severe weather conditions. So, it's recommended that everyone register their EMail addresses in both categories.

**The U.S. flag may be flown every day of the year,
especially on special days such as:**

V-J Day - Aug 14,
Victory In Japan Day. Marks the end of World War II.



AUGUST 2020

Events and meetings subject to postponement or cancellation, or may be held electronically. Updates will be distributed via Solera eBlast.

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
●	●	●	●	●	●	1
2	3	4 ARC 9am Vets & First Responders 7pm Bulk Trash Day 	5 Executive Board 9:30am	6	7 Communications 9am	8
9	10 Covenants 10am	11 Lifeline 4pm	12 Board of Directors 9:30am	13	14	15
16	17	18 Lifestyle 9am Alive & Well 5pm Bulk Trash Day 	19 Buildings & Grounds 9:30am	20 Bingo 7pm	21	22
23	24	25	26 Finance 9:30am Community Standards 4pm	27	28	29
30	31					

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WEEKLYactivities

Chartered Clubs

American Mah Jongg Club..... Monday 5:30 p.m., Tuesday 1 p.m.
Beverly Wexler mlg1130@aol.com

Asian Mah Jongg Club..... Wednesday & Friday 12 p.m.
Vickie 702-489-7922

Bridge Club..... Tuesday & Friday 12:30 p.m.
Ken Deter 253-303-1738

Bunco Club..... 2nd Tuesday 6:30 p.m.
Gerri Van Der Meer 973-479-9690 Sue Levine 702-837-3496

Euchre Club Monday 1 p.m.
Gregg Schiffbauer at (702) 379-1399 magregg@aol.com

Fine Arts Club

Watercolor..... Thursday 10:30 a.m.
Judy Blankenship 702-457-0550

Colored Pencil..... Tuesday 1 p.m.
Faye Caracci 702 - 260-0558.

Handcrafted Creations Club

Bead Weaving Thursday 1 p.m.
Gloria 702 270-3346

Needlework Thursday 9 a.m. & Friday 10 a.m.
Maryann Bianco 702-453-2884 maryann.bianco@yahoo.com

Stained Glass..... Wednesdays 12:30 p.m. - 5 p.m.
Nick Caracci 702-480-3609 Nick89052@yahoo.com, Bob Stahurski 702-994-3919

Hand & Foot Club..... Thursday & Saturday 12:15 p.m.
Gail Pariser gpariser@aol.com

Music Club..... Quarterly Sing Alongs
Neal Acito neal@nealacito.com

Paper Works Club Monday 1 p.m.
Linda Freitas Dfreitas89044@cox.net

Party Bridge Club Tuesday & Thursday 12:30 p.m.
Kathleen Karstenson (702) 524-3648 or kkarstenson@gmail.com

Pickleball Club..... Monday, Tuesday, Wednesday & Friday 7 a.m.
Marla Walls 702-355-7478 marlawalls26@gmail.com

Poker Club..... Monday 12 p.m./Wednesday 6 p.m./Thursday 6 p.m.
Donna Tipps 702-430-9039

Romeo's Solera Mens Club..... 1st Saturday Buffet 8:45a.m.
Allen Blonder 702-395-6878 Green Valley Ranch Resort

Solera Ladies Club..... Monthly Activities
Janice Awe 408-206-1148 or janiceawe@gmail.com

Solera Singles Club..... Monthly Activities
Barbara Freeman 702-436-2987 vegasgal96@AOL.com

Table Tennis Club..... Monday & Wednesday....7 a.m. - Noon
Steve Reed 309-696-5311

Veterans & First Responders Club..... 1st Tuesday 7p.m.
Howard Spanier howardspan@yahoo.com

Groups

Billiards..... Tuesday 6 p.m.
Please Drop By

Book Group 2nd Saturday 12 p.m.
Please Drop By

Bowling..... Monday 1 p.m.
Debra Riedy 702-275-5031.

Crafts and Stitches..... Tuesday 9 a.m.
Please Drop By

Dealer's Choice Poker Monday & Thursday 12 p.m./Wednesday 6 p.m.
Stuart solera207@hotmail.com

Rummikub Sundays 1-4 p.m.
Richard rkroegpr22@yahoo.com

Scrabble Tuesday 6:30 p.m.
Juanita 702- 897-6257

Tennis..... Every Day Except Sunday 7 a.m./
Randy Awe rwawe2003@yahoo.com Drop-in Social on Saturday 7:30 a.m.

Health & Fitness

Aquasize..... Monday, Tuesday, Thursday & Friday 9:30 a.m.
Diane Fimiano

Cardio and Strength Training Tuesday 8:30 a.m.
Holly Jerla 702-232-4206 or Holly@Holly4Fitness.com

Mizu Fitness Thursday 5 p.m.
Sensei Larry Grose 702-270-4496

Power Walkers Daily 7:30 a.m.
Cheryl Beaudry 702-823-5441

Solera Starz Cardio Class Tuesday & Thursday 6 p.m.
Ardena 702-263-9770, Lorie 702-487-5725

Solera Starz Dance Aerobics..... Monday, Wednesday & Friday 8:30 a.m.
Judy Weinerman 702-492-1646

Solera Starz Line Dancing Monday 6 p.m.
Arda Reitter 702-462-6167

Tai Chi Clinic..... Monday & Thursday 11:15 a.m.
Ken Pavese 702- 407-8111

Yoga Friends..... Monday 9:45 a.m., Tuesday & Thursday 9:30 a.m.
Marrilee Gaines

Zumba Thursday 8:15 a.m.
Holly Jerla 702-232-4206 Holly@Holly4Fitness.com

*Activities have been suspended at this time.
Please watch your email and the eBlast for
updates on when the club will fully open.*



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Realtor

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jim@jamesmarrs.com

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Solera at Anthem HIGHLIGHTS

Solera Parking Lot gets a Face Lift



Simple Ways to Incorporate Exercise into Your Life!

You may think that exercise is hard or time consuming, but it can take only minutes a day to add something new that will benefit your health. These exercise hacks are reprinted with permission from K. Aleisha Fetters, CSCS, author of the book "Fitness Hacks for Over 50" currently selling on Amazon.

Un-Text your Neck

You'll Need: Your phone or tablet, of course

Time Investment: Whenever you're looking at your phone

How To: Hold your device as close to eye-level as possible at all times. If you spend a lot of screen time at home, consider checking online for an eye-level phone stand... there are a ton of options, and one of them is bound to work for you.

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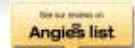
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SERVICES

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SOLERA MARKET REPORT

Homes Currently Available

Model	Address	SqFt	List
Clark	2566 Cosmic Dust	1,248	\$279,900
Clark	2550 Evening Twilight	1,248	\$299,900
Clark	2574 Evening Twilight	1,248	\$303,900
Clark	2572 Serene Moon	1,248	\$308,900
Fremont	2336 Hydrus	1,425	\$340,000
Whitney	2598 Starlight Valley	1,596	\$349,900
Whitney	2478 Hamonah	1,596	\$350,000
Whitney	2243 Bildad	1,596	\$365,000
Whitney	2571 Starlight Valley	1,596	\$369,000
Franklin	2310 Jada	1,768	\$349,000
Franklin	2347 Bildad	1,768	\$349,999
Franklin	2517 Hamonah	1,768	\$360,000
Franklin	2336 Galilean Moon	1,768	\$362,900
Franklin	2521 Venus Star	1,768	\$363,000

Homes Under Contract

Model	Address	SqFt	List
Lewis	2441 Erastus	1,142	\$292,000
Lewis	2420 Ashen Light	1,142	\$310,000
Lewis	2531 Starlight Valley	1,142	\$278,888
Lewis	2599 Red Planet	1,142	\$282,000
Lewis	2590 Darda	1,142	\$289,000
Clark	2548 Serene Moon	1,248	\$279,900
Clark	2607 Anani	1,248	\$315,000
Fremont	2536 Binary Stars	1,425	\$309,900
Fremont	2361 Amana	1,425	\$335,000
Whitney	2492 Comet Cloud	1,596	\$345,000
Whitney	2436 Cosmic Ray	1,596	\$350,000
Whitney	2512 Eclipsing Stars	1,596	\$359,990
Franklin	2505 Solera Sky	1,768	\$349,900
Franklin	2512 Corvus	1,768	\$365,000
Franklin	2568 Jada	1,768	\$370,000
Franklin	2520 Solera Sky	1,768	\$359,900
Franklin	2497 Serene Moon	1,768	\$389,900

Homes Sold in the Last 90 Days

Model	Address	SqFt	List	Sold
Lewis	2476 Ashen Light	1,142	269,900	\$261,000
Lewis	2457 Erastus	1,142	279,000	\$270,000
Lewis	2360 Peaceful Moon	1,142	268,500	\$273,000
Lewis	2548 Binary Stars	1,142	279,999	\$275,000
Lewis	2538 Divine Sky	1,142	279,900	\$281,500
Clark	2530 Evening Twilight	1,248	289,000	\$289,000
Clark	2602 Darda	1,248	294,500	\$294,000
Clark	2470 Evening Twilight	1,248	304,000	\$296,500
Clark	2440 Ashen Light	1,248	297,500	\$297,500
Clark	2550 Divine Sky	1,248	306,000	\$299,000
Clark	2379 Amana	1,248	339,000	\$305,000
Fremont	2553 Cosmic Dust	1,425	270,000	\$270,000
Monroe	2424 Sky Watcher	1,584	335,000	\$340,000
Whitney	2513 Hamonah	1,596	339,000	\$330,000
Whitney	2398 Jada	1,596	343,900	\$333,000
Whitney	2540 Solera Sky	1,596	359,900	\$342,000
Whitney	2420 Andromeda	1,596	344,800	\$343,000
Whitney	2517 Venus Star	1,596	349,900	\$349,900

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