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**Solera Market Update as of March 6, 2023**

Spring is here, along with spring-time buyers! There is a buyer for every home if it is priced right. Contact Anna Marie or Chris if you have any questions on the market value of your home.

**CLOSINGS:** There were 4 closings in February, a slight increase compared to the 3 closings in January. Homes sold in February were on the market an average of 92 days, an increase from January's average of 65 days.

**INVENTORY:** Inventory has decreased, while the number of new contracts has increased from last month. At press time, there are 17 homes listed for sale in Solera and 13 under contract.

**PRICE:** The average sales price for homes sold in February was \$432,225, an increase from the average sales price of \$376,663 in January. The lowest priced sale in February was \$374,000 and the highest \$585,900.

**SOLD! PREMIUM OVERSIZED LOT—UPDATED WHITNEY MODEL WITH SPA**

**2507 Jada Drive • \$450,000 • MLS #2444036**

**Listed by Anna Marie Dyer, Windermere Real Estate**



**SOLD! BRIGHT AND OPEN FRANKLIN MODEL WITH 3 BEDROOMS**

**2491 Sirius Star Street • \$499,000 • MLS #2423339**

**Listed by Anna Marie Dyer, Windermere Real Estate**



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## ON THE COVER

Approximately 15 percent of the homes in Solera are occupied by renter residents, so we've asked assistant community manager Florine Radulovic-Kay to share the details of the responsibilities and rights of both those renting out their homes in Solera and of those renting those properties. Her story starts on page 8.  
(Cover photo by Larry Edsall)

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## ON THE WEB

Please see the photos below and more on our website at [www.soleranews.com](http://www.soleranews.com) under Event Galleries.



Big Game event



Soul of Motown outing



The 2023 Solera HOA board of directors (from left) back row: Susan Zinna, Frank Nobel, Joe Lightowler and Ray Carvajal; front row: Marci Madine, David DeOto, Ken Sawyer.

# COMMUNITY CONTACTS AND INFORMATION

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

## Administration Office

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

**Community Center** .....(702) 207-1407  
Fax..... (702) 405-6211  
Monday – Saturday.....6:00 a.m. - 8:00 p.m.  
Sunday ..... 6:00 a.m. - 7:00 p.m.

## Pool hours –

Sunday: 6:00 a.m. – 6:45 p.m., Monday: 6:00 a.m. – 6:00 p.m.,  
Tuesday, Wednesday, Thursday, Friday and Saturday:  
6:00 a.m. – 7:45 p.m.

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

## Jacob Kay

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

## Florine Radulovic-Kay

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

## Sandi Anderson

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

## Dominique Jordan

Assistant Lifestyle Director ..... (702) 201-1430  
djordan@soleraatanthem.us

## Paul Reeves

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

## Paul Mayen

Facilities Supervisor.....(702) 207-1411  
pmayen@soleraatanthem.us

## Reporting Leaks in Solera and Anthem Parkway

Solera Community - Contact Paul Reeves at  
preeves@soleraatanthem.us or main line at (702) 207-1407  
Anthem Parkway - Contact Anthem Council Community  
Manager, Ivy Cullen at (702) 737-8580 (Press "0" to speak to  
the operator to report the leak)

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](http://www.soleranews.com). You can access the FirstService website by  
logging onto <https://soleraatanthem.connectresident.com>

DEL WEBB CUSTOMER RELATIONS  
1-800-664-3089 or 1-800-589-7900

Following is the address for Assessment Payments:  
Solera at Anthem  
c/o FirstService Residential

**P.O. Box 30422  
Tampa, FL 33630-3422**

## Board Members

**Joe Lightowler, President**..... jlightowler921@gmail.com

**Ken Sawyer, Vice-President**..... solerakens@gmail.com

**David DeOto, Secretary** .....soleradavid@outlook.com

**Marci Madine, Treasurer** ..... marci.madine@gmail.com

**Ray Carvajal, Director** ..... carvajal5@centurylink.net

**Susan Zinna, Director** .....susanzinna@hotmail.com

**Frank Nobel, Director** ..... fnobel@cox.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

Meetings are held in the Stardust Ballroom of the Clubhouse, located at  
2401 Somersworth Dr., Henderson, NV 89044

Agendas are available the week before the meeting, and are emailed out to  
all residents with an email address on file. To request a copy of the agenda,  
you may also reach out to Management directly.

April 5 ..... 9:30 a.m.....BOD Executive Session ..... Stardust

April 12 ..... 9:30 a.m.....Board of Directors Meeting ..... Stardust

May 3 ..... 9:30 a.m.....BOD Executive Session ..... Stardust

May 10 ..... 6:30 p.m.....Board of Directors Meeting ..... Stardust

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



If you have any questions, comments or feedback about the Solera News  
website please contact Dominique Jordan at (702) 201-1430 or  
djordan@soleraatanthem.us

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

**May 17 - 3:00 p.m. - Anthem Council Meeting - Sun City Anthem Clubhouse**

## 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.





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# COMMITTEE NEWS AND CONTRIBUTIONS

## Architectural Review Committee (ARC)

Robert Brightwell  
Vida Carr-Alternate  
David Chavez  
Henry "Hank" DeVisser  
Ingrid Serina  
Gregg Shiffbauer  
Terry Phelps  
Florence Hayashi-Alternate  
Terry Hazelbaker  
Shelley Payne-Pittman-Alternate  
Liaison: Joe Lightowler

## Buildings & Grounds

Carol Hendrickson  
Craig Hardy  
Stephanie Mahlig  
Mary Schramski  
Tom Sweetko  
Frank Tuozzo  
Liaison: Joe Lightowler

## Communications

Laura Addi  
Betty Boyd  
Larry Edsall  
Tom Gorman  
George Rivers  
Nadyne Sweetko  
Liaison: Frank Nobel

## Community Standards

Joseph Doll  
Linda Freitas  
Lowell Gervais  
Linda Loane  
Diane Meireis  
Liaison: Ray Carvajal

## Finance

Steve Gordon  
Marc Madine  
Charlene Whitener  
Kathie Zeier  
Liaison: David DeOto

## Lifestyle

Michael Cochran  
Pam D'Assis  
Sally Hughes-Alternate  
John Miller  
Lea Mills  
Susan Newman  
Debbie Waskowitz  
Gloria Zimny-Alternate  
Rosann Costantino-Alt.  
Liaison: Susan Zinna

**PLEASE NOTE**  
The following committee needs volunteers:  
**Finance Committee and Community Standards**

For more information or to apply please contact management at [soleraatanthem@fsrnevada.com](mailto:soleraatanthem@fsrnevada.com)  
Residents are welcome to attend any committee meetings that are of interest, except Covenants and ARC. Meeting dates are on the Calendar page.

# Updates to the ARC Guidelines

By the Architectural Review Committee

## Section IV.B.2 (WALLS & FENCES)

Location on County Access Easements. Walls and fences installed on the side yard next to County Access Easements are allowed to extend past the house to the front property line. A "stair-step" wall design is to be utilized at the front property line and must be approved by ARC.

## Section IV.B.2.f.3 (WALLS & FENCES/ FRONT COURTYARD WALLS) See Figure 8

The only items allowed to be permanently mounted to the courtyard wall are working electric light fixtures (this includes solar). See Figure 8 for examples and location. The maximum height of the electric light fixture is not to exceed fifteen inches (15"). The maximum width of the electric light fixture is not to exceed twelve inches (12"). The maximum length/depth of the electric light fixture is not to exceed twelve inches (12"). The maximum brightness permitted for each electric light fixture is 350 lumens and the color temperature of 3000 Deg Kelvin shall be used. The use of anti-glare lighting is required. Color lighting is not allowed.

Quantity and Location: The total number of electric light fixtures shall not exceed four (4). Approved locations are:

- on top of pilasters on each side of the courtyard entry way(s);
- on top of a pilaster or if no pilaster is present on top of the wall at the corner of the courtyard wall;
- on top of a pilaster or if no pilaster is present on top of the wall where the courtyard wall meets the dwelling.

Electric light fixtures are prohibited on top of a pilaster or if no pilaster is present on top of the wall in the middle of the courtyard wall. The ARC application must contain a sketch showing the exact electric light fixture location. The application must also include a specification sheet for the requested lighting. If wiring / conduit is exposed, it must meet current electric code and painted to match the surface color it is mounted onto. Wiring / conduit are not allowed on the outside of the courtyard walls.

## Section III.E (ARCHITECTURAL AND IMPROVEMENT DESIGN STANDARDS) See Figure 3

Paint Scheme for the Lewis model for FACIA / TRIM to SW6256 LVR Serious Gray 

Solera 18000 Series Exterior Color Scheme  
Created October 2021, Rev #3 January 2023  
Source - Sherwin Williams Paint - Sherwin Williams - Best - Master List Title: LRV - Light Reflecting Value  
Exterior paint colors for homes in Solera at Anthem

ID Code	Color Name	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	
1	1	SW 7005	SW 7009	SW 7004	SW 7006	SW 7008	SW 7007	SW 7003	SW 7001	SW 7002	SW 7000	SW 7004	SW 7005	SW 7006	SW 7007	SW 7008	SW 7009	SW 7010	SW 7011	SW 7012	SW 7013	SW 7014	SW 7015	SW 7016	SW 7017	SW 7018	SW 7019	SW 7020
2	2	SW 7021	SW 7022	SW 7023	SW 7024	SW 7025	SW 7026	SW 7027	SW 7028	SW 7029	SW 7030	SW 7031	SW 7032	SW 7033	SW 7034	SW 7035	SW 7036	SW 7037	SW 7038	SW 7039	SW 7040	SW 7041	SW 7042	SW 7043	SW 7044	SW 7045	SW 7046	SW 7047
3	3	SW 7048	SW 7049	SW 7050	SW 7051	SW 7052	SW 7053	SW 7054	SW 7055	SW 7056	SW 7057	SW 7058	SW 7059	SW 7060	SW 7061	SW 7062	SW 7063	SW 7064	SW 7065	SW 7066	SW 7067	SW 7068	SW 7069	SW 7070	SW 7071	SW 7072	SW 7073	
4	4	SW 7074	SW 7075	SW 7076	SW 7077	SW 7078	SW 7079	SW 7080	SW 7081	SW 7082	SW 7083	SW 7084	SW 7085	SW 7086	SW 7087	SW 7088	SW 7089	SW 7090	SW 7091	SW 7092	SW 7093	SW 7094	SW 7095	SW 7096	SW 7097	SW 7098	SW 7099	SW 7100
5	5	SW 7101	SW 7102	SW 7103	SW 7104	SW 7105	SW 7106	SW 7107	SW 7108	SW 7109	SW 7110	SW 7111	SW 7112	SW 7113	SW 7114	SW 7115	SW 7116	SW 7117	SW 7118	SW 7119	SW 7120	SW 7121	SW 7122	SW 7123	SW 7124	SW 7125	SW 7126	SW 7127
6	6	SW 7128	SW 7129	SW 7130	SW 7131	SW 7132	SW 7133	SW 7134	SW 7135	SW 7136	SW 7137	SW 7138	SW 7139	SW 7140	SW 7141	SW 7142	SW 7143	SW 7144	SW 7145	SW 7146	SW 7147	SW 7148	SW 7149	SW 7150	SW 7151	SW 7152	SW 7153	SW 7154
7	7	SW 7155	SW 7156	SW 7157	SW 7158	SW 7159	SW 7160	SW 7161	SW 7162	SW 7163	SW 7164	SW 7165	SW 7166	SW 7167	SW 7168	SW 7169	SW 7170	SW 7171	SW 7172	SW 7173	SW 7174	SW 7175	SW 7176	SW 7177	SW 7178	SW 7179	SW 7180	SW 7181
8	8	SW 7182	SW 7183	SW 7184	SW 7185	SW 7186	SW 7187	SW 7188	SW 7189	SW 7190	SW 7191	SW 7192	SW 7193	SW 7194	SW 7195	SW 7196	SW 7197	SW 7198	SW 7199	SW 7200	SW 7201	SW 7202	SW 7203	SW 7204	SW 7205	SW 7206	SW 7207	SW 7208
9	9	SW 7209	SW 7210	SW 7211	SW 7212	SW 7213	SW 7214	SW 7215	SW 7216	SW 7217	SW 7218	SW 7219	SW 7220	SW 7221	SW 7222	SW 7223	SW 7224	SW 7225	SW 7226	SW 7227	SW 7228	SW 7229	SW 7230	SW 7231	SW 7232	SW 7233	SW 7234	SW 7235
10	10	SW 7236	SW 7237	SW 7238	SW 7239	SW 7240	SW 7241	SW 7242	SW 7243	SW 7244	SW 7245	SW 7246	SW 7247	SW 7248	SW 7249	SW 7250	SW 7251	SW 7252	SW 7253	SW 7254	SW 7255	SW 7256	SW 7257	SW 7258	SW 7259	SW 7260	SW 7261	SW 7262
11	11	SW 7263	SW 7264	SW 7265	SW 7266	SW 7267	SW 7268	SW 7269	SW 7270	SW 7271	SW 7272	SW 7273	SW 7274	SW 7275	SW 7276	SW 7277	SW 7278	SW 7279	SW 7280	SW 7281	SW 7282	SW 7283	SW 7284	SW 7285	SW 7286	SW 7287	SW 7288	SW 7289
12	12	SW 7290	SW 7291	SW 7292	SW 7293	SW 7294	SW 7295	SW 7296	SW 7297	SW 7298	SW 7299	SW 7300	SW 7301	SW 7302	SW 7303	SW 7304	SW 7305	SW 7306	SW 7307	SW 7308	SW 7309	SW 7310	SW 7311	SW 7312	SW 7313	SW 7314	SW 7315	SW 7316
13	13	SW 7317	SW 7318	SW 7319	SW 7320	SW 7321	SW 7322	SW 7323	SW 7324	SW 7325	SW 7326	SW 7327	SW 7328	SW 7329	SW 7330	SW 7331	SW 7332	SW 7333	SW 7334	SW 7335	SW 7336	SW 7337	SW 7338	SW 7339	SW 7340	SW 7341	SW 7342	SW 7343
14	14	SW 7344	SW 7345	SW 7346	SW 7347	SW 7348	SW 7349	SW 7350	SW 7351	SW 7352	SW 7353	SW 7354	SW 7355	SW 7356	SW 7357	SW 7358	SW 7359	SW 7360	SW 7361	SW 7362	SW 7363	SW 7364	SW 7365	SW 7366	SW 7367	SW 7368	SW 7369	SW 7370
15	15	SW 7371	SW 7372	SW 7373	SW 7374	SW 7375	SW 7376	SW 7377	SW 7378	SW 7379	SW 7380	SW 7381	SW 7382	SW 7383	SW 7384	SW 7385	SW 7386	SW 7387	SW 7388	SW 7389	SW 7390	SW 7391	SW 7392	SW 7393	SW 7394	SW 7395	SW 7396	SW 7397
16	16	SW 7398	SW 7399	SW 7400	SW 7401	SW 7402	SW 7403	SW 7404	SW 7405	SW 7406	SW 7407	SW 7408	SW 7409	SW 7410	SW 7411	SW 7412	SW 7413	SW 7414	SW 7415	SW 7416	SW 7417	SW 7418	SW 7419	SW 7420	SW 7421	SW 7422	SW 7423	SW 7424
17	17	SW 7425	SW 7426	SW 7427	SW 7428	SW 7429	SW 7430	SW 7431	SW 7432	SW 7433	SW 7434	SW 7435	SW 7436	SW 7437	SW 7438	SW 7439	SW 7440	SW 7441	SW 7442	SW 7443	SW 7444	SW 7445	SW 7446	SW 7447	SW 7448	SW 7449	SW 7450	SW 7451
18	18	SW 7452	SW 7453	SW 7454	SW 7455	SW 7456	SW 7457	SW 7458	SW 7459	SW 7460	SW 7461	SW 7462	SW 7463	SW 7464	SW 7465	SW 7466	SW 7467	SW 7468	SW 7469	SW 7470	SW 7471	SW 7472	SW 7473	SW 7474	SW 7475	SW 7476	SW 7477	SW 7478
19	19	SW 7479	SW 7480	SW 7481	SW 7482	SW 7483	SW 7484	SW 7485	SW 7486	SW 7487	SW 7488	SW 7489	SW 7490	SW 7491	SW 7492	SW 7493	SW 7494	SW 7495	SW 7496	SW 7497	SW 7498	SW 7499	SW 7500	SW 7501	SW 7502	SW 7503	SW 7504	SW 7505
20	20	SW 7506	SW 7507	SW 7508	SW 7509	SW 7510	SW 7511	SW 7512	SW 7513	SW 7514	SW 7515	SW 7516	SW 7517	SW 7518	SW 7519	SW 7520	SW 7521	SW 7522	SW 7523	SW 7524	SW 7525	SW 7526	SW 7527	SW 7528	SW 7529	SW 7530	SW 7531	SW 7532
21	21	SW 7533	SW 7534	SW 7535	SW 7536	SW 7537	SW 7538	SW 7539	SW 7540	SW 7541	SW 7542	SW 7543	SW 7544	SW 7545	SW 7546	SW 7547	SW 7548	SW 7549	SW 7550	SW 7551	SW 7552	SW 7553	SW 7554	SW 7555	SW 7556	SW 7557	SW 7558	SW 7559
22	22	SW 7560	SW 7561	SW 7562	SW 7563	SW 7564	SW 7565	SW 7566	SW 7567	SW 7568	SW 7569	SW 7570	SW 7571	SW 7572	SW 7573	SW 7574	SW 7575	SW 7576	SW 7577	SW 7578	SW 7579	SW 7580	SW 7581	SW 7582	SW 7583	SW 7584	SW 7585	SW 7586
23	23	SW 7587	SW 7588	SW 7589	SW 7590	SW 7591	SW 7592	SW 7593	SW 7594	SW 7595	SW 7596	SW 7597	SW 7598	SW 7599	SW 7600	SW 7601	SW 7602	SW 7603	SW 7604	SW 7605	SW 7606	SW 7607	SW 7608	SW 7609	SW 7610	SW 7611	SW 7612	SW 7613
24	24	SW 7614	SW 7615	SW 7616	SW 7617	SW 7618	SW 7619	SW 7620	SW 7621	SW 7622	SW 7623	SW 7624	SW 7625	SW 7626	SW 7627	SW 7628	SW 7629	SW 7630	SW 7631	SW 7632	SW 7633	SW 7634	SW 7635	SW 7636	SW 7637	SW 7638	SW 7639	SW 7640
25	25	SW 7641	SW 7642	SW 7643	SW 7644	SW 7645	SW 7646	SW 7647	SW 7648	SW 7649	SW 7650	SW 7651	SW 7652	SW 7653	SW 7654	SW 7655	SW 7656	SW 7657	SW 7658	SW 7659	SW 7660	SW 7661	SW 7662	SW 7663	SW 7664	SW 7665	SW 7666	SW 7667
26	26	SW 7668	SW 7669	SW 7670	SW 7671	SW 7672	SW 7673	SW 7674	SW 7675	SW 7676	SW 7677	SW 7678	SW 7679	SW 7680	SW 7681	SW 7682	SW 7683	SW 7684	SW 7685	SW 7686	SW 7687	SW 7688	SW 7689	SW 7690	SW 7691	SW 7692	SW 7693	SW 7694
27	27	SW 7695	SW 7696	SW 7697	SW 7698	SW 7699	SW 7700	SW 7701	SW 7702	SW 7703	SW 7704	SW 7705	SW 7706	SW 7707	SW 7708	SW 7709	SW 7710	SW 7711	SW 7712	SW 7713	SW 7714	SW 7715	SW 7716	SW 7717	SW 7718	SW 7719	SW 7720	SW 7721
28	28	SW 7722	SW 7723	SW 7724	SW 7725	SW 7726	SW 7727	SW 7728	SW 7729	SW 7730	SW 7731	SW 7732	SW 7733	SW 7734	SW 7735	SW 7736	SW 7737	SW 7738	SW 7739	SW 7740	SW 7741	SW 7742	SW 7743	SW 7744	SW 7745	SW 7746	SW 7747	SW 7748
29	29	SW 7749	SW 7750	SW 7751	SW 7752	SW 7753	SW 7754	SW 7755	SW 7756	SW 7757	SW 7758	SW 7759	SW 7760	SW 7761	SW 7762	SW 7763	SW 7764	SW 7765	SW 7766	SW 7767	SW 7768	SW 7769	SW 7770	SW 7771	SW 7772	SW 7773	SW 7774	SW 7775
30	30	SW 7776	SW 7777	SW 7778	SW 7779	SW 7780	SW 7781	SW 7782	SW 7783	SW 7784																		

# Flag your calendar for the ice cream social

*By The Veterans and First Responders Club*

Another month has flown by!

Speaking of flying, our beautiful flags are flying proudly in our community center parking lot. Thank you to the community center staff, and our HOA board for their support.

If you need a new flag, or are interested in a flag and pole, please contact Ray Carvajal at carvajal5@centurylink.net.

Our annual ice cream social is scheduled for April 30 from 1:00 - 3:00 p.m. Tickets will go on sale for \$5 two weeks prior to the event. We will also have live music at the event for you dancers.



Our club meets the first Tuesday of every month. Social time starts at 6:00 p.m. and our meeting starts at 6:30 p.m. All are welcome to attend. ❄️



# Calling all golf enthusiasts in Solera!

*By The Foundation Assisting Seniors*

Foundation Assisting Seniors is excited to host its 19th Annual Charity Golf Tournament on Memorial Day, May 29, at the beautiful Revere Golf Club in Henderson, Nevada. The Foundation's mission is dedicated to improving the quality of life of the senior and veteran community by providing equipment and services that enable the elderly to continue dignified, independent lifestyles in their own homes as long as possible.

By participating in this charity golf tournament, you will contribute to a great cause as funds raised will go directly back to the Foundation's buffet of programs. Our programs include short term loans of durable medical equipment, medication reminders or wellness checks through the HowRU™ program, light home maintenance, and transportation visits. These programs are vital in helping seniors and veterans live more comfortably and independently.

Individual player tickets are available for \$135, while foursomes can be purchased for \$500. A wide variety of sponsorships are also available. Golf Cart Raffle tickets are available for a chance to win an EZ Go Golf Cart. Raffle tickets are available to purchase on The Foundation Assisting Seniors website and at the Foundation Assisting Seniors office, as well as the day of the event.

This event promises to be a fun-filled day of golfing for a great cause. So come out and enjoy a day on the course while supporting a worthy cause. Don't miss out on this opportunity to make a difference in the lives of our seniors and veterans.

To purchase Golf Tournament tickets, golf cart raffles, or to find out more about being an event sponsor, please visit the Foundation Assisting Seniors website at [FoundationAssistingSeniors.org](http://FoundationAssistingSeniors.org)

*The Foundation Assisting Seniors offers several services, including loans of medical equipment. It also has a nationwide program, the HowRU, that makes a daily call to check on loved ones.*

*See the [www.foundationassisting seniors.org](http://www.foundationassisting seniors.org) website for details.*







# Rental responsibilities

## Guidelines for homeowners and renters in Solera

*By Florine Radulovic-Kay*

As one of the newest members of the management team, I've had a great experience learning about the Solera community and meeting the residents who live here. Did you know that Solera homeowners are made up of not only full-time resident owners, and "snowbirds," but also investors and non-resident owners? Our current rental occupancy represents a population of about 15 percent of our Community.

### **Many wonder what is allowed in Solera regarding rentals:**

"Can my renter be under the age of 55?"

"Can my renter use the clubhouse?"

"What is the minimum lease time?"

"What is my renter responsible for?"

All great questions! So here's the skinny...

First and foremost, a tenant should know the rules of the community that directly affect them. It's the owner's job to ensure that their tenant understands the community standards and guidelines.

Beginning with the most obvious; We are a 55+ age-restricted community. Solera at Anthem respects and enjoys the 55+ age -restriction designation, as such you must have at least one renter/resident that is age 55 of older, with no

other occupants under the age of 19. Most owners are somewhat aware of this rule.

However, a common unknown is that Solera at Anthem not only requires that management be provided with the rental lease, but the community has restrictions on how many occupants can reside on the property. We all know "The Old Woman Who Lived In A Shoe" — and she certainly did not live in Solera. The Solera CC&R's state that each home cannot be occupied by more than two people per bedroom.

Another rule is that homes rented must be under a lease of no less than six months. This rule helps to maintain control of transitory neighbors as well as the population flow of our clubhouse facilities.

Not many communities can boast the availability and convenience of such facilities. Many people choose to live in Solera because of the many amenities offered, everything from the playing courts to the pool/spa, gym, billiards room, library, and social clubs.

There's just a little paperwork that needs to be provided.

As an owner, if your account is in good standing, and your tenant is age-qualified, you may opt to relinquish your



membership benefits to the tenant. Keep in mind, that you must reside in a Solera home to receive a membership, and only two renter membership cards per property are permitted.

Most owners understand that a relinquished membership to the clubhouse equals non-membership; however, use of the clubhouse can be a deciding factor for a renter to choose to live in Solera. As a tenant, these privileges granted to you are a huge plus, and provide an enjoyment of lifestyle that is as respected to that of any other Homeowner in Solera. And its as easy as the 2-STEP.

**Step 1:** Provide the management office with an updated lease agreement. This lease, if renewed must be updated yearly with the management.

**Step 2:** The membership registration forms need to be completed with the front desk monitors with a one-time paid fee for each renter. Currently the fee is \$10. A photo is taken, and a membership card will be issued.

It's recommended that an owner supply their renter with the Community Clubhouse Rules and Regulations. This ensures all expectations are being met and there is a mutual respect when sharing the common space.

Lastly, let's not forget the important role of the property manager. Property managers are a great asset, if and when you decide to rent your home. Most owner's hire a property manager to directly assist the tenant. Activities such as rent collection, violations on the property, and other duties that assist the home owner can also be handled directly through the property manager.

In such instances we require an executed Property Management Agreement, and an Information Release Form. Property manager's coordinate with the Solera management team all the necessary pieces to smoothly transition the renter into the Solera community with little effort to the homeowner. It's important to remember that the association; the board of directors, the management staff and other Solera staff, are stewards of a safe and enjoyable neighborhood for all types of residents.

*Looking for more information on rental rules and regulations? Contact me at:  
[florine@soleraatthem.us](mailto:florine@soleraatthem.us)*



# ELDORADO CANYON MINE TOUR

**Tuesday, April 4**

**Tickets are \$50**

**(Includes tour, transportation, & lunch)**

**Tickets will be available for purchase at the Clubhouse Lady Luck Room on Tuesday, March 7 at 9:00 a.m.**

**Bus will leave from the Clubhouse at 8:30 a.m. & return around 2:00 p.m.**



## Mine Tour

The Techatticup Mine is the oldest and richest Gold Mine in Southern Nevada. It ran from 1861 until 1942. Steamboats on the Colorado River was the main way to arrive here for 40 years. This is a hard rock mine tour that takes you in to areas where you will see the quartz veins the gold and silver ran in. This is a walking tour approximately 1/4 mile long on gravel and only one level. The tour will last approximately 1 hour 10 minutes.



# HEALTHY BRAIN



Tuesday, April 25  
at 12:00 p.m.  
in the Stardust Ballroom

Healthy Living for Your Brain and Body: Tips from the Latest Research. Join us to learn about the latest research providing insights into how to make lifestyle choices that may help you keep your brain and body healthy as you age, and use hands-on tools to help you incorporate these recommendations into a place for healthy aging.

If you are interested in attending, please sign up at the Clubhouse Front Desk.



## SOLERA PARKING LOT SALE

**Saturday, April 15**

**8:00 a.m. – 12:00 p.m.**

**In the lower level of the Clubhouse parking lot**

**\$20 per table**

**You can sign-up & reserve your table on Tuesday, March 14  
from 9:00 a.m.—12:00 p.m. at the Clubhouse Lady Luck Room**

**HOT DOG LUNCH (10:00 a.m.—12:00 p.m.)**

**\$5 (hot dog, chips, drink) \$1 Bottled water, soda, coffee**



# French Macarons

By Nadyne Sweetko

This month we feature stunningly delicious Red Velvet Macarons. They are crisp and pleasantly chewy, with sweet and tangy cream cheese filling. They are prepared by Solera resident Karen Schanhals and based on a recipe from [www.sweetandsavorybyshinee.com](http://www.sweetandsavorybyshinee.com).

Karen made these macarons for the first time in the spring of 2022. She wanted to learn to make them because her son-in-law would have macarons waiting for her and her husband David on their visits to Las Vegas from the Schanhals' home in Dayton, Nevada. Her daughter Amy, son-in-law and the birth of their second grandson sparked their move from northern Nevada to Solera in 2017.

The French macarons were a fond memory for Karen and she wanted to surprise her son-in-law with a special home-made treat. Since moving here, Karen has become active in Solera and is president of the Bunco Club. This past November, she made five dozen for the Solera Ladies Club bake sale and they flew off the counter. Maybe we will see them again at the bake sale this coming November?

Formal bakeries have nothing on these homemade macarons. The shells have a crunch as you bite into their chocolate flavor, and the center filling is soft and chewy with a tang due to the cream cheese. I enjoyed one just as Karen finished its assembly and the filling was oozing out from the shells being pushed together. That's why she recommends refrigerating them before eating, so the filling is chilled and its flavor absorbs into the shells as they set up.

I have watched these cookies being produced on baking shows and was very happy to see them being made in person, and was impressed how Karen measures and times each step of the recipe to perfection as directed by the on-line instructions:

## Making the shells:

Line two baking sheets with parchment paper or Teflon sheet or silicone mat. (Tip: For even air circulation, flip the baking sheets upside down.)

To prepare dry ingredients, sift together almond flour, powdered sugar and cocoa powder twice. Note: If you have

*continued on page 12*



up to 2 tablespoons of chunky dry ingredients left in the sifter, you don't have to replace it. Simply discard those chunky bits.

To make meringue, in a clean mixing bowl with a whisk attachment, beat the egg whites on medium low speed until foamy. (I set it to speed 2 or 4 on my KitchenAid stand mixer.)

When egg whites are foamy, add cream of tartar and salt and continue to whisk. Slowly add sugar 1 tablespoon at a time while mixer is still running. Allow the sugar to dissolve after each addition. When the meringue reaches soft peaks stage, add red gel food coloring and vanilla extract.

Continue beating the egg whites on the same medium low speed until hard peaks form. Meringue should ball up inside the whisk, and when you lift the whisk, the meringue should hold a pointy end and have sharp ribs.

To make batter, sift almond flour mixture into the meringue. Using a silicone spatula, fold the dry ingredients into the meringue until fully incorporated. Continue to fold the batter until it's runny enough to draw a figure eight. To test, take a small amount of batter and drop it into the bowl. If the small peaks dissolve into the batter on its own in about 10 seconds, the batter is ready. If not, fold couple more times and test again. Be careful not to over-fold the batter. (Tip: Making French macarons is all about the technique. This is one of the most crucial steps. Let me try to describe the folding motion as best as I can: Run the spatula clockwise from the bottom, up around the sides and cut the batter in half. If you're beginner macaron-baker, I suggest counting every fold. It takes roughly about 50 folds to reach the proper consistency. After 50 folds, start testing the batter, and continue testing after every couple folds.)

To pipe macaron shells, transfer the batter into a pastry bag, fitted with a round tip. Hold the pastry bag at straight 90-degree angle and pipe about 1.5-inch rounds about an inch apart on prepared baking sheets. Tap the baking sheets firmly on the counter (or using your hand) a few times to get rid of any air bubbles. You can use a toothpick to burst some large air bubbles. This step ensures smooth tops.

Let the macarons sit out on the counter for at least 15-30 minutes, maybe up to a couple hours, depending on humidity. When you lightly touch the macarons and the batter does not stick to your finger, it's ready to go into the oven. Meanwhile, preheat the oven to 300°F. Note: I don't use convection settings. I set my oven to heat from top and bottom.

To bake, work one baking sheet at a time, place one tray with macarons on the middle rack. (Tip: To prevent browning, place an empty baking sheet on top rack to shield the heat.) Bake for about 18-20 minutes. It will take longer for larger macarons. To test for doneness, touch a macaron lightly and try to move it. If it slides and wobbles, bake a minute or so longer. The cooked macarons should be firm to touch, and the base shouldn't move. (Tip: It's always better to slightly over-bake macarons than under-bake them.)

Cool macarons completely and then remove the shells from the parchment paper. (Tip: Don't remove the shells while warm, you may risk breaking the shells, or the bottom might get stuck to the baking surface.)

### **Making the filling:**

While macarons bake, prepare the cream cheese filling. In a mixing bowl with whisk attachment, beat the cream cheese and butter until fluffy. Add powdered sugar, vanilla extract and salt and beat until well combined. Transfer the filling into a pastry bag fitted with a round piping tip.

### **Assembly:**

Pair the macaron shells by size and arrange them on a wire rack. Line them up so that bottom shells are upside down. Pipe a dollop of filling on bottom shells. Place the top shell over the filling and press lightly so the filling spreads to the edges.

Store the filled macarons in an airtight container in the fridge for at least eight hours. To serve, bring the macarons out about 30 minutes prior to serving.



*Have a recipe to share?  
Email your recipe and contact information  
To Nadyne Sweetko at [renons@aol.com](mailto:renons@aol.com)*





# Filled Macarons Recipe

1 hour prep, 20 minutes to cook, yield 20

## INGREDIENTS

### Macaron shells:

100 grams super fine almond flour - *Note 1*  
75 g powdered sugar - *Note 2*  
1 tablespoon unsweetened cocoa powder - *Note 3*  
70 g egg whites at room temperature - *Note 4*  
¼ teaspoon cream of tartar - *Note 5*  
¼ teaspoon salt  
75 g fine granulated sugar - *Note 6*  
1 teaspoon red gel food coloring  
1/2 teaspoon pure vanilla extract

### Cream cheese filling:

¼ cup (55 g) cream cheese, softened  
¼ cup unsalted butter, softened  
1 cup (120 g) powdered sugar  
½ teaspoon pure vanilla extract  
1/8 teaspoon coarse kosher salt

## NOTES:

**NOTE 1:** It's best to use super fine almond flour to ensure smooth tops. Weigh the ingredients before shifting.

**NOTE 2:** I don't recommend making your own powder sugar, because commercial powdered sugar has cornstarch in it. This helps with the texture of the cookies.

**NOTE 3:** For this recipe, you can use either natural or Dutch-processed cocoa powder.

**NOTE 4:** I've had success with carton egg whites (Bob Evans brand). You'll need 1/3 cup of egg whites.

**NOTE 5:** Cream of tartar is optional and can be omitted. However, it helps to stabilize egg whites and create sturdier meringue. It's an extra insurance.

**NOTE 6:** It's important to use fine granulated sugar for meringue, as it dissolves quicker. You can also use caster sugar, aka baker's sugar.

**Credit:** [www.sweetandsavorybyshinee.com](http://www.sweetandsavorybyshinee.com)  
Beginner's instructions are on the website, as are other flavors, tips and videos.



\$15 residents/  
\$17 guests

This is a BYOB event

Tickets will be  
available for purchase at  
the Clubhouse Encore  
Lounge on Tuesday,  
April 11 at 9:00 a.m.

Friday, April 28  
from 6:00 – 8:00 p.m.  
in the Stardust Ballroom



Entertainment  
provided by  
DJ – TJ Hampton

# How can you help?

## April provides a good time to become a volunteer

*By Laura Addi*

In the United States, volunteerism is instilled at a young age. In many parts of the country it is the cornerstone of summer vacation or it is woven into after-school programs. Many organizations in small towns, in rural counties and in the largest cities would not function without volunteers.

Volunteers come in all shapes and sizes. They pick a cause and make a difference in someone's life. Sometimes the difference is a drop in the bucket. Other times, it creates a tidal wave of change.

National Volunteer Month in April celebrates the impact volunteers have on our lives and encourages active volunteerism in generations to come. Most often unpaid, volunteers generously donate a part of their lives to do the work that nobody else likes to do — cleaning up after an event, fostering shelter dogs, chaperoning field trips, helping the librarian, or in so many other areas that need and require volunteers.

**History** — National Volunteer Month is an extension to an already-established holiday-week, National Volunteer Week that was first held in 1943 in Canada. The week was dedicated to paying tribute to the unwavering contributions during World War II by women who collected supplies and helped wounded soldiers.

Once the war was over, the celebrations were damped down, but resurged in the early 1970s. National Volunteer Week debuted in 1974 in the United States and was revered by the general public. Since then, National Volunteer Week, which later expanded to become National Volunteer Month, has been celebrated with zeal and enthusiasm every April.

It was made an official worldwide event in 1990.

**Benefits to community** — Many volunteers will tell you theirs is a rewarding experience. Volunteering doesn't necessarily mean giving up a lot of your time. But you may have a special talent or skill that could benefit a charity, an organization, or even Solera, where those serving on the board of directors and on various committees are volunteering their time and talent.

Don't wait, offer your services by asking how you can be of help.

Here are some examples of volunteers' successes.

- Rural fire and ambulance departments remain staffed due to the efforts of volunteers.
- The underprivileged receive much needed medical care thanks to volunteers.
- Long overdue repairs and upgrades are made to a senior's home thanks to an organization's annual call for donations and skilled workers. (The Foundation Assisting Seniors is very active in the Solera community.)
- A woman answers a call on a suicide hotline because she cared enough to give up a few hours to train and to listen to someone desperate and alone.
- A team sets up tables at a soup kitchen every week.
- Another group delivers meals to men and women who can no longer cook for themselves.
- Boys and girls sell ice cream sandwiches during a fair to raise money for a homeless shelter.





**Benefits to you** — Here are a few things you can expect to gain:

- Volunteering makes people happy
- Helps people find new friends and learn new skills
- Protects mental health
- It reduces stress and combats depression
- Keeps you stimulated and provides a sense of purpose

With the advent of the information age, we have seen incredible technological advances. We are more connected than ever, but while the internet has created numerous “social” media platforms offering to help us “connect,” it seems that people are actually feeling more isolated. Studies have shown that chronic loneliness is a major problem and can increase the risk of premature death by up to 26 percent.

John T. Cacioppo, a PhD who served as the director of the University of Chicago’s Center for Cognitive and Social Neuroscience, wrote a book, *Loneliness: Human Nature and the Need for Social Connection*. He explained that a study by the University of California at San Francisco found that 43 percent of older adults suffer chronic loneliness compared to only 20 percent who reported loneliness in the 1980s.

So what is the solution to this epidemic of increasing loneliness caused in part by our technology? It would seem obvious that we need to “unplug” from some of our technology and to reconnect with our family, friends and community. Numerous studies have shown that those who regularly attend religious services experience less depression and anxiety and have lower blood pressure and fewer strokes leading to prolonged survival.

In an article, *“Loving Kindness — It Does a Body Good,”* physician Leslee B. Cochrane states, “There is a growing body of scientific evidence which shows that performing random acts of kindness is good for your health.”

In one long term study, participants who served as long term volunteers experienced a 44 percent reduction in their death rate compared to a non-volunteer control group. That suggests that volunteering provides a greater benefit to your health than exercising four times per week!

Science is still attempting to unlock the mystery behind this phenomenon, and is finding links between volunteering and an increase in certain beneficial brain chemicals.

Bottom line: If you can, it’s time to volunteer! **Not only are you helping someone else, you are benefiting yourself!**



## THE SOLERA DERBY

On Saturday, May 6  
at 4:00 p.m.

In the Stardust Ballroom

## NITE AT THE RACES

Ladies, dust off those fancy hats, gents break out the seersucker suits—and let’s get ready for the races!

Tickets are \$25 for residents & \$27 for guests  
(Maximum 4 tickets per residence)  
This is a cash only event

Each ticket purchased gets you 10 betting tickets & includes sandwiches, chips, sweets & drinks (BYOB)

Tickets can be purchased at the Clubhouse Lady Luck Room on Tuesday, April 18 at 9:00 a.m.

COMMUNITY CALENDAR • APRIL 2023



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
●	●	●	●	●	●	1 April Fools' Day
2 Palm Sunday	3	4 ARC 9:00 a.m. Veterans & First Responders 6:30 p.m. Eldorado Mine Tour (Bus leaves at 9:00 a.m.)	5 Executive Board 9:30 a.m. Passover	6	7 AARP Safe Driving Class 9:00 a.m. - 1:00 p.m. Good Friday	8 Fitness Center Orientation 10:00 a.m. (sign-up at Clubhouse front desk)
9 Easter Clubhouse closes at 3:00 p.m.	10 Covenants 10:00 a.m. Easter Monday	11 Ticket sales begin for Spring Fling Dance 9:00 a.m. Bulk Trash Day	12 Board of Directors 9:30 a.m.	13 Communications 9:30 a.m.	14	15 Parking Lot Sale 8:00 a.m. - 12:00 p.m.
16 Orthodox Easter	17	18 Tickets go on sale for Nite at the Races 9:00 a.m. Lifestyle 11:15 a.m. Tax Day	19 Buildings & Grounds 9:30 a.m.	20 Bingo 6:00 p.m.	21 Eid al-Fitr	22 Earth Day
23	24	25 Healthy Brain Lunch & Learn presentation 12:00 p.m. Tickets go on sale for Aviators game 9:00 Bulk Trash Day	26 Finance 9:30 a.m. Community Standards 4:00 p.m.	27	28 Spring Fling Dance w/ DJ-TJ Hampton 6:00 - 8:00 p.m.	●
30						



# BUYING OR SELLING?



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# WEEKLY ACTIVITIES

## Chartered Clubs

- American Mah Jongg Club**..... Tuesday 1:00 p.m.  
Rosalie Feit (702) 897-4965
- Asian Mah Jongg Club**..... Wednesday & Friday Noon  
Vickie (702) 489-7922
- Bridge Club**..... Tuesday & Friday 12:30 p.m.  
Sue Linnever (203) 232-5345
- Bunco Club**..... Second Tuesday 5:00 p.m.  
Karen Schanhals (725) 605-5155, Sue Levine (631) 871-8459
- Euchre Club**..... Monday 1:00 p.m.  
Gregg Schiffbauer (702) 379-1399 magregg@aol.com
- Fine Arts Club**
- Watercolor**..... Thursday 10:00 a.m.  
Judy Blankenship (702) 457-0550
  - Colored Pencil**..... Tuesday 1:00 p.m.  
Judy Blankenship (702) 457-0550
- Handcrafted Creations Club**
- Bead Weaving**..... Thursday 1:00 p.m.  
Carol Runyan (702) 558-7623
  - Needlework**..... Friday 10:00 a.m.  
Maryann Bianco (702) 453-2884 maryann.bianco@yahoo.com
  - Stained Glass**..... Wednesdays 12:30 – 5:00 p.m.  
Bob Stahurski (702) 994-3919
- Paper Works / Greeting Cards Club**..... Monday 1:00 p.m.  
Linda Freitas dfreitas89044@cox.net
- Party Bridge Club**..... Tuesday & Thursday 12:30 p.m.  
David Hon (801) 791-6229 hondi@msn.com
- Pickleball Club**..... Monday - Friday 7:00 – 10:00 a.m.  
Steve Gordon (442) 333-5877
- Poker Club**..... Monday Noon, Wednesday 5:00 p.m., Thursday 5:00 p.m.  
Donna Tipps (775) 846-3616 dtipps4@cox.net
- Romeo's Solera Mens Club**..... Third Friday 8:30 a.m. at Southpoint  
Allen Blonder (702) 395-6878
- Solera Ladies Club**..... Monthly Activities  
Sue Boylan (702) 373-6055 srb702@gmail.com
- Solera Singles Club**..... Monthly Activities  
Georgie D'Alessandro (702) 914-0630 georgie248@gmail.com
- Table Tennis Club**..... Mon., Wed., Sat. 8:00 a.m. - Noon, Sun. 1:30 – 5:00 p.m.  
Steve Reed (309) 696-5311
- Veterans & First Responders Club**..... First Tuesday 6:30 p.m.  
Robert Propp (509) 220-6304 robert.propp1@gmail.com
- Water Volleyball Club**..... Wednesday 5:30-7:00 p.m., Saturday 1:00 – 2:30 p.m.  
Susan Newman (951) 850-2595 sjntchr@aol.com

## Groups

- Billiards**..... Tuesday 1:30 – 3:30 p.m.  
Ken Moser chefmoser1@icloud.com (702) 401-7823
- Bocce Ball Group**..... Monday & Wednesday 9:00 a.m.  
Danny Mosher dsmosher66@gmail.com (702) 524-8058
- Book Group**..... Second Saturday Noon  
Monica McAdams (702) 371-6575 monica0921@hotmail.com
- Crafts and Stitches**..... Tuesday 9:00 a.m., Please drop by
- Double Deck Pinocle Group**..... Sunday 4:00 – 7:00 p.m.,  
Mike Sinclair (360) 567-7664 grizle@comcast.net Wednesday. 5:00 – 8:00 p.m.
- Genealogy Group**..... Every other Thursday 9:00-10:30 a.m.  
Celeste Guillory soleragsig@gmail.com
- Rummikub**..... Sunday 1:00 – 4:00 p.m.  
Richard Kroeger rkroeger22@yahoo.com
- Tennis Group**..... Saturday 7:00 a.m.  
Sam Misraji (818) 207-1947
- Trivia Group**..... Last Tuesday 6:00-8:00 p.m.  
Rosemary Massey (907) 230-7945 rosemarymassey2@gmail.com

## Health & Fitness

- Aquasize**..... Monday, Tuesday, Thursday & Friday 10:00 a.m.  
Diane Fimiano Aquadiane1@aol.com
- Party Time Dance**..... Tuesday Noon – 1:00 p.m.  
Carol Page (702) 205-0164 carolpage11@yahoo.com
- Power Walkers**..... Daily 7:30 a.m.  
Cheryl Beaudry (702) 823-5441
- Solera Starz Cardio Class**..... Tuesday 8:30 a.m.  
Candee Wolfe (419) 230-9407, Ardena Golder (702) 263-9770,  
Lorie Frigillana (702) 487-5725
- Solera Starz Dance Aerobics**..... Monday, Wednesday, Friday 8:30 a.m.  
Arda Reitter (702) 462-6167, Carol Page (702) 205-0164
- Solera Starz Line Dancing**..... Monday 4:30 – 6:00 p.m.  
Arda Reitter (702) 462-6167, Carol Page (702) 205-0164
- Tai Chi Clinic**..... Monday & Thursday 11:15 a.m.  
Ken Pavese (702) 407-8111
- Yoga Friends**..... Tuesday & Thursday 9:00 a.m.  
Merrilee Gaines mgaines823@hotmail.com
- ZUMBA**..... Thursday 8:30 – 9:30 a.m.  
Mary Richard (702) 521-2583

### Personal Training Services:

- Jan Griscom**..... (775) 291-9379  
**Daniel Garza**..... (702) 845-6535  
**Wesley Allen**..... (702) 289-5417  
**Deborah Mizrahi**..... (702) 501-7400





# Scammers are out to get you

## Your phone and computer as crime scenes

By Tom Gorman

Let's assume you feel pretty safe in your house. Doors and windows are secure, garage door is closed, and you likely have a wall or fence to keep people at bay.

But chances are, someone will try to steal some of your money today with a different kind of home invasion. They'll either call you on the phone or send you an email or perhaps even knock gently on your front door.

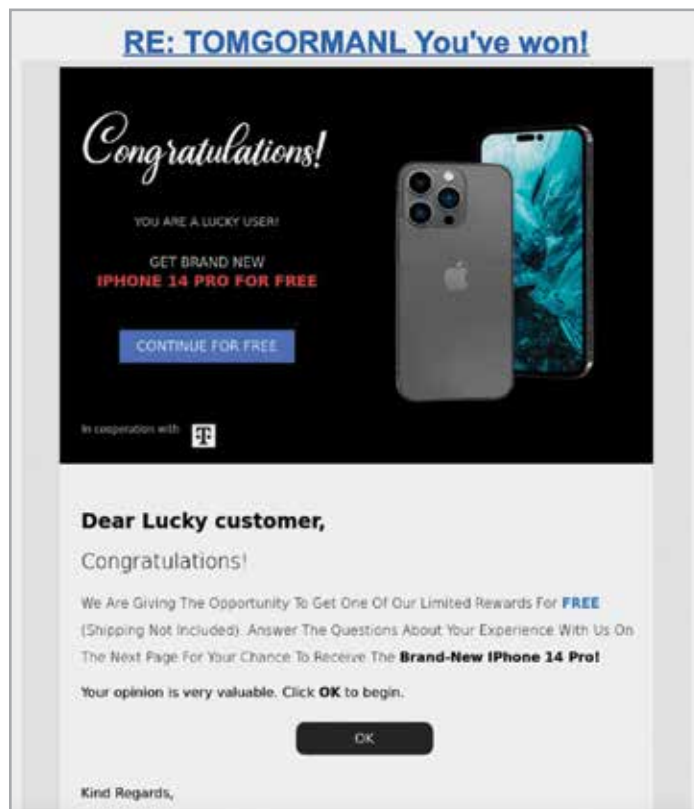
The scoundrels' approach won't be "Hey, this is a stick-up!" They're not lurking outside your home in the dark. If they call you, they'll sound as pleasant as can be. At your front door, they'll be as sweet as honey. And if they sneak up to you on your computer, you'll think they are being very generous, likely offering a gift of one sort or another.

We're talking about scammers – savvy, smooth-talkin' thieves who try to trick you in all sorts of ways into opening your bank account so they can dip into it. They have many approaches to slyly execute their crime. You may not know you've been robbed until you get your next bank statement.

These days, these thieves – very smart ones when it comes to technology – sit in a chair, armed either with a telephone or computer, pretending to be someone they're not and suckering us out of our money. It could be that we fall for a sob story involving a fundraiser for a "worthy cause," or we give them access to our bank accounts because we're made to believe they already know our account information and they ask that we confirm it because there are signs someone is messing with it. Yeah. They are.

The Social Security Administration warns that some of these fanatical fraudsters pretend to be government employees advising us to pay a fine to avoid government legal action – including being arrested for some ambiguous reason. That's your cue to immediately hang up. The feds don't work that way.

Scammers may bait you for your Social Security number by saying there's "a problem" with your account and, as if they're doing you a favor, ask ever so politely, "Can you please confirm your account number for your own safety" or words to



that effect. Don't fall for it. Armed with your SS number, there are any number of ways they can steal you blind.

Let's say someone calls you, or knocks at your door, asking for a donation for a cause that just about brings tears to your eyes? Just tell them to please send you the information in the mail, with a return envelope. Then, hang-up or close the door.

There's also the ploy of sending you an e-mail that offers a "free!" something-or-other – they'll be a picture of it – as a commercial promotion. All you'll have to do is pay for shipping. Five bucks, seven, whatever. You pay it. And the item never arrives. Small pickings, perhaps, but imagine thousands of people blindly responding to the "freebie."

People looking for jobs also can become prime targets for scammers. Let's say you go online to search for "jobs, Henderson." I did this to see what would happen, and within

*continued on page 20*



a couple of days I was swamped with great-paying job offers, even though I didn't send a resume or show an ounce of interest.

"You're a perfect fit!" according to several responses. Multiple times I was told the job was mine, even without an interview. The scam plays out if you accept one of these jobs and the people on the other end of the phone say they want you to hit the ground running by setting you up right away for direct-deposit of your paychecks. Then you'll be asked for your Social Security number and bank account numbers. Well, you've just been duped. You've given a stranger easy access to your money. There ain't no job.

If you're serious about accepting a job, don't offer information like that until you show up for work and can deal with the person in H.R. face-to-face.

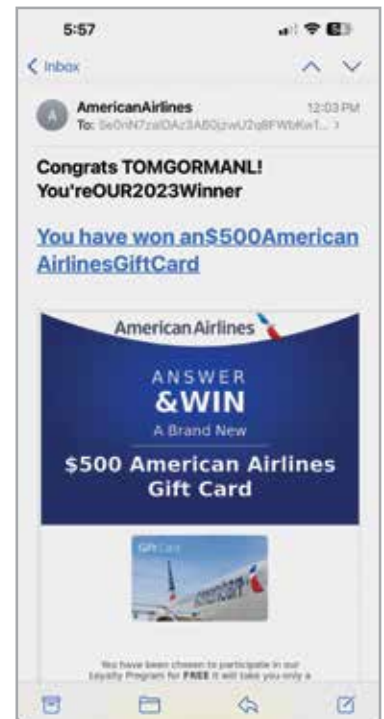
(For your job hunt consider going to the Henderson Library on Green Valley Parkway, where the Nevada Department of Employment, Training and Rehabilitation serves as a free employment agency, vetting all job postings to make sure they are legitimate.)

AARP, the organization for retirees, notes that scams are "a global nightmare, with victim losses in the U.S. and Canada estimated at more than \$2 billion annually."

The Federal Trade Commission identifies these as among the most common scams that target older people:

- Typically during Medicare's open enrollment, the perpetrators pose as representatives for Medicare or other insurance companies to sign you up, and get personal information on the phone. That opens the door for them to bill Medicare as if they are you, and then they keep the money. They also will obtain expensive meds and equipment under your name, which will jeopardize your access to Medicare.
- Out of the blue, a caller will ask if you're experiencing problems with your computer, Internet or emails – who doesn't? – and offer to cure the problem. If you accept the offer of help and allow the conniving Good Samaritan access to your computer, you've opened the door to your personal data that can be easily exploited.
- Hey, want a reduction in the interest you are paying on credit cards? The scammer will promise that, and weasel a way into your banking information.

- Some unknown attorney may call you, advising you that your embarrassed grandchild is in trouble with the law, and offer to come to the rescue if you send a check to cover court costs. Of course, your grandchild is fine and the attorney is the criminal.
- A scammer pretends to sell a home that looks great, but says he is out of town and can't show it. You are asked to hold the house with a deposit through a money wire and your credit report because other people are interested in it too. Uh oh. You've just been had.
- Your email folder can be filled with scammers waiting to trick you. Under cover of legitimate brand names and trademarks, they'll offer seductive free gifts if you just pay for shipping. Of course there is no free gift, and you're out \$9.99 or whatever they might have charged you "for shipping." Just multiply that by a million duped targets and you'll understand the profits made by scammers.
- Perhaps most slimy of all, some scammers will pitch to you reasons to buy their "anti-scam" software programs, just the kind of technology you need – so they say – to avoid being scammed. You exhale with relief. "Thank goodness! What a relief! No more scam anxiety!" But wait. You just got scammed the moment you coughed up your credit card number.



So what's the take-away from this article? DO NOT REPLY to a stranger's email or phone call or knock on the door – no matter how legitimate or heartwarming it sounds. Delete the email, hang up on caller if you suspect phishing. And ask solicitors at the front door to mail you the donation request by way of the Post Office. And then read it very carefully.

Be suspicious. Play it safe. It's your money.



# Jasmine Rice Restaurant

By Frank Nobel

Jasmine Rice Restaurant has moved to its new location at 10895 S. Eastern Ave. #140. It is located on the west side of Eastern and Fred Golder, our Solera liberian, has visited Jasmine Rice at both locations, original and new.

“It is hard to believe but it’s even gotten better,” Fred said. “Dinner was wonderful and the evening entertainment provided by Paul was stupendous.”

Fred’s comments are truly illuminating. The cuisine at Jasmine Rice is unique because chef and owner, Somchai Paipor selects only the best ingredients for his dinners. Talking through an interrupter, wait-staffer Nana, Paipor said he wants the customers to thoroughly enjoy their evening at Jasmine Rice.

Many restaurants offer Chinese or Thai food, but Paipor’s goal is to emphasize an evening of exceptional food and entertainment.

In addition to his regular dish selections, he creates “Chef Specials” and changes them every three months so the menu is never quite the same. For example, he now has a New York steak dish that jumps to life with his teriyaki sauce, and also soft shell crab with crab-fried rice (see photos).

There also is a signature dessert — Mango with Sticky Rice and a sweet coconut sauce.

But those only are the tip of the iceberg as the other wonderful Chinese and Thai dining selections are prepared with the same care, such as yellow curry with your choice of protein; Pad See Eew, a traditional Thai noodle dish; and Won Ton Soup, which can be enjoyed as a meal itself or just a cup.

Fred the librarian notes that entertainment is provided by Paul, a longtime friend of the chef’s. Paul provided the music at the first Jasmine Rice Restaurant, near Reunion and Anthem Parkway. That location opened in 2018 and remains open, but only for carryout and delivery service.

You can listen to Paul’s music each night from 5:00 to 10:00 p.m. Solera residents figure to enjoy his song selections, from the Everly Brothers, Roy Orbison, the Beatles and even Neil Diamond’s *Sweet Caroline*, often with the customers joining in. He also honors requests.



The two longtime friends share the same goal: they want everyone to be happy and to leave Jasmine Rice with a smile on their face.





# Toni and her best friend, Mingo

*By Betty Boyd*

Toni Dunn grew up on a farm in Arroyo Grande, California, where cattle, pigs, sheep and chicken were raised on 3-1/2 acres. Toni rode horses and was involved in her local 4-H Club.

Now divorced, Toni has two sons, one married and the other single, and a grandchild. She moved to Solera two years ago to be closer to a sister who lives in Sun City Anthem.

Toni works as office manager for Henderson-based Spalding Laboratories. The company was started by her aunt and Toni has worked there full-time since 1999. For 46 years, Spalding Laboratories has sold beneficial insects for fly control. Customers include home and horse owners, large poultry and dairy operations, and people who raise backyard chickens.

Toni likes Solera and calls her home a vacation destination. She likes how quiet it is and the space in her backyard, including her pool. She is a free spirit in the kitchen and loves to cook and bake while being able to use the BBQ, smoker, or pizza oven whenever the mood strikes.

Her best friend is her 3-year-old pitbull, Mingo. She and her sister walk their dogs around Solera, Anthem, and at dog parks. Toni will do a three-mile walk with her sister on weekends. Her other hobbies include going to the gym and singing in the Anthem Community Choir.



*Toni and her sons*

Toni is involved in bodybuilding and has competed in the past. While in high school, she threw the shot-put and discus. To improve on these sports, Toni started doing weightlifting. She has always admired bodybuilders' shapes and wanted to do this sport.

A trainer who believed in Toni helped with her training and to prepare

her to compete in two shows. She is training now to do another show in September.

Even though Toni works full-time, she wants to get more involved in the community, including attendance at board meetings.

Keeping active is vital for our health and Toni is a proponent of more exercise. So, if you are at the clubhouse gym at 6:00 a.m., say "hi" to Toni, who is full of life and exudes energy in all her activities. ❁





## LAS VEGAS AVIATORS GAME

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**Thursday, May 11**

Tickets are \$35  
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Tickets will be available for purchase  
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May 9, 2023

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Suggested donation \$5.

Movie theatre style treats to follow.





# America's 'starry-est' road is in Nevada

## Traveling 'park to park in the dark'

Hopefully, you recall the Solera Star cover story from August 2022. It was written by Soleran George Rivers, and published with photography by his fellow former Marine Charley Corace. Their subject was studying the night sky at Tonopah Stargazing Park.

Since publishing their article, we've discovered that Tonopah is just one stop on what is billed as "the starry-est route in America."

"Park to Park in the Dark is Nevada's first astronomy route connecting two International Dark Sky Parks and five stellar, rural towns along routes US-95 & US-6," according to the route organizer's website.

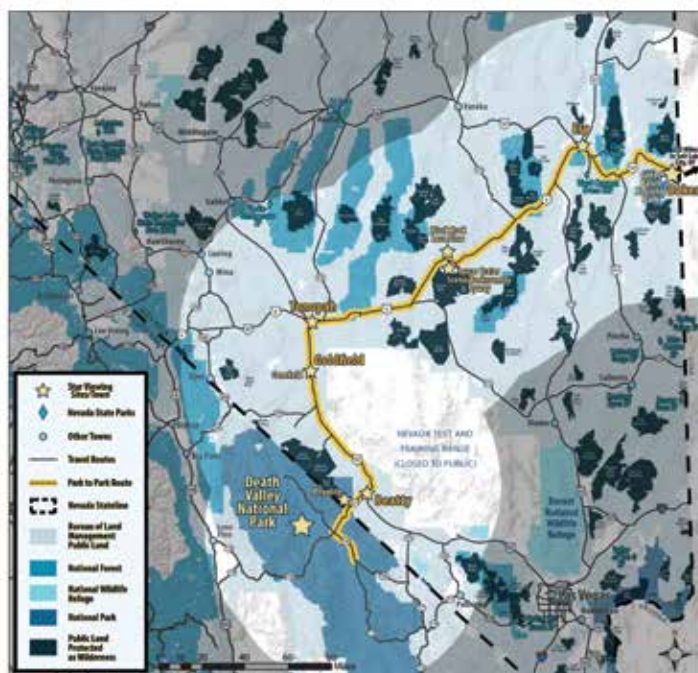
"The Starry-est Route in America offers a galaxy of outdoor recreation opportunities – both day AND night! Whether you're a time-traveller, stargazer, astronomer, or astrophotographer, you'll experience a universe of awe and wonder on the land and above the horizon line."

The route actually begins in California, though just over the state line in Death Valley National Park. From there it includes stops in Beatty, Goldfield, Tonopah, Ely and Baker, and notes several points of interest along the way, including Rhyolite, Gemfield, the Black Rock Lava Flow, Lunar Crater, Ward Charcoal Oven state park and Great Basin National Park.

The route's website is well done and thorough in its details for planning the drive, which spans 336 miles. The site lists

upcoming astronomical events and tips for viewing everything from the moon to galaxies. It also details more down-to-earth, or perhaps we should say down-on-earth as the Bonnie Claire Playa and several scenic driving loops you can explore from the main route. There's a link to campgrounds along the way.

*Park to Park in the Dark*  
<https://parktoparkinthedark.org>



# Nipton to become circus village

In the June 2021 issue of the Star, we featured Nipton, a community south of Solera and just across the California state line. The tiny town, which is home to several large Burning Man artifacts, was founded at the crossroad of two wagon trails, and a few years ago was sold to a company that planned to convert it into "Pot Town, USA," a cannabis-based tourist attraction.

That plan fell through, but Spiegelworld, producer of several shows on The Strip, including Absinthe and the Atomic Saloon Show, has purchased the town, home to some 25 residents, and plans to host several festivals and other events under the "Circus World" banner. ✨





# Monument status for Christmas Tree Pass

In the December 2020 issue of the Solera Star, we reported about how you could experience some holiday spirit any time of year by doing a drive along Christmas Tree Pass, an unpaved road through the Spirit Mountain Wilderness just north of Laughlin.

That wilderness area is getting more attention of late with federal plans to create the Avi Kwa Ame National Monument, which would encompass some 450,000 acres (Avi Kwa Ame is the the name of Spirit Mountain in the Yuman Native American language).

In 2002, Congress designated 33,500 acres around Spirit Mountain as an official wilderness area. The 16-mile roadway winds through stunning scenery, and is open to any vehicle. Among that scenery are trees and bushes decorated with Christmas ornaments left originally by local residents and since then by many visitors to the area.

Christmas Tree Pass intersects US 95 about three miles south of the Cal-Nev-Ari community. It winds through the wilderness to Nevada 183, and a couple of miles before that point provides access to Grapevine Canyon and its display of petroglyphs.





# Water conservation efforts work

*From the Southern Nevada Water Authority*

In 2022, as climate change-fueled drought continued to grip the Colorado River, including Lake Mead — source of 90 percent of Southern Nevada’s supply — local residents and businesses stepped up their commitment to conserve water, and they did it in a big way. The community used approximately 5.5 billion fewer gallons of water than in 2021.

Much of these savings can be attributed to property owners following seasonal watering restrictions.

Almost 70 percent of property owners in Southern Nevada followed the seasonal restrictions in 2022, a big improvement from 57 percent in 2021.

Still, there is much more we can all do to conserve our community’s most precious resource.

Because about 60 percent of all water consumed in Southern Nevada is used for residential landscape irrigation, reducing outdoor water use by following seasonal restrictions is the easiest way to conserve water. It can also save the average homeowner more than \$300 per year by simply changing your watering clock four times a year.

Preventing water waste also contributes to reduced water consumption; you can help by inspecting your irrigation system monthly, repairing any leaks, fixing misaligned or

damaged sprinkler heads, and not allowing water to flow off your property.

Another method to save water is by converting thirsty grass to water-efficient landscaping through the Southern Nevada Water Authority’s Water Smart Landscapes Rebate Program. Property owners can receive a cash incentive of up to \$3 for each square foot of grass upgraded to drip-irrigated plants and trees, which uses 55 gallons of water less per square foot annually than nonfunctional grass.

Since 2000, residents and businesses participating in WSL have saved more than 175 billion gallons of water by converting more than 211 million square feet of grass to water-efficient landscaping.

Southern Nevada’s overwhelmingly positive response to local conservation measures takes on added significance as a federal water shortage on the Colorado River has reduced our water supply by about eight billion gallons, and more cuts are anticipated in the coming years.

So keep up the great work and stay water smart!

*For more information, visit [snwa.com](https://snwa.com).*





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**The Deadline for ads is the 5th of the month prior to publication.**  
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Hello Solera Homeowners!

Spring is in the air!

Thank goodness we are finally starting to have some nicer weather - I didn't think it was ever going to warm up!

We had a slow start with only 3 homes sales in January and 4 in February, but by March 1st we had an additional 13 homes in escrow and the number of interested qualified buyers looking at the remaining homes (16 on March 1st) for sale had increased significantly. Our Springtime market has finally arrived!

A lot of you have been calling me with questions about the market regarding prices and interest rates - this "letter" to you has to be submitted far in advance to the publisher, so I don't get too deep into that because by the time you receive the information it's often already changed. If you have any questions regarding Solera and/or the real estate market in general, please call me and I will give you the up-to-date information that you need. I'm here to help!

## Our Featured Properties



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**2473 Jada Drive** - Fantastic Whitney floorplan on oversized corner lot, 2 bedrooms + den/office, 2 bathrooms, 1596 SF with 2-car garage with epoxy floor coating and cabinets. Spacious great room with ceiling fan and recessed lighting, dining area, and island kitchen with Corian countertops, upgraded cabinets with pull-out shelves, breakfast bar, recessed lighting, pantry, tile flooring and stainless-steel appliances. Owner's suite with ceiling fan, walk-in closet, crown molding, and bath with raised vanity, dual sinks, shower, and tile flooring. Secondary bedroom with ceiling fan and den/office with ceiling fan and recessed lighting. Two-tone interior paint, exterior painted February 2022, plantation shutters, alarm system, epoxy driveway and walkways, front and rear security doors and laundry room. Backyard with covered patio, gas BBQ stub, low maintenance landscape with synthetic turf. **\$425,000**



**2504 Crater Rock Street**- Popular Whitney Floorplan! 2 bedrooms + den, 2 bathrooms, 1596 SF with 2-car garage. Spacious great room with ceiling fan and recessed lighting, dining area, and island kitchen with Corian countertops, upgraded cabinets with pull-out shelves & lazy susan, breakfast bar, recessed lighting, pantry, deep well stainless-steel sink, and stainless-steel appliances. Owner's suite with ceiling fan, walk-in closet, and bath with raised vanity, upgraded dual sinks, shower, upgraded fixtures. Secondary bedroom with ceiling fan, den/office with recessed lighting. Interior features include two-tone paint, blinds, luxury vinyl plank flooring and upgraded tile throughout the home, lever door handles, and laundry room. Back yard with covered patio, mature low maintenance landscape with artificial turf. **\$438,800**

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